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LAND USE ELEMENT



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BUTTE COUNTY GENERAL PLAN 1991

LAND USE ELEMENT

Adopted
by the
Board of Supervisors
October 30, 1979

Butte County Planning Department
7 County Center Drive
Oroville, CA 95965



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September 8, 1982

IMPORTANT NOTICE

TO THOSE WHO USE THE BUTTE COUNTY GENERAL PLAN

The Butte County General Plan contains eleven separate documents or elements. Each element sets forth the County's adopted goals, objectives, policies and standards for various issues affecting Butte County. Together these Elements make up the Butte County General Plan:

<u>Element</u>	<u>Year Adopted</u>
1. Land Use	1979
2. Circulation	1971
3. Housing	1981
4. Conservation	1971
5. Open Space	1973
6. Seismic Safety	1977
7. Safety	1977
8. Noise	1977
9. Scenic Highways	1977
10. Recreation (optional)	1971
11. Economy (optional)	1971

The first nine Elements are mandated by the State. The last two, Recreation and Economy, although optional, have the same force and effect as mandated Elements once adopted. State law requires that zoning and subdivision approvals be consistent with the General Plan.

Each General Plan Element contains maps, diagrams, and written policies. Written policies carry as much authority as do those depicted graphically. Likewise all Elements of the General Plan have equal status and authority; no Element is more important than another. Thus, while most individuals are interested in the Land Use Element it is important to stress that all Elements of the General Plan are used to evaluate projects which require findings of consistency with the General Plan.

Because the Elements of the General Plan are interactive the policies of one Element can influence and modify the policies of another. For example the policies of the Noise Element or Safety Element can affect the zoning or subdivision of property. Individuals using the General Plan are encouraged to review all Elements of the Butte County General Plan as well as the Land Use Element.

Because the Element contains several maps graphically depicting Butte County's land use policies. One map shows land use designations on a County-wide basis. In addition there

are maps for various urban areas and other designated planning areas throughout the County (see Housing Element). Some of these more detailed maps either supplement (the white areas) or supersede the County-wide map as amendments. Please be certain to examine the maps, adoption dates and written policies closely.

The Board of Supervisors amends the General Plan from time to time (permitted by law four times a year). These amendments take two forms: changes to the maps and changes to the written policies of the text. Some amendments are initiated by individuals through an application and some are initiated by the Board or Planning Commission. Amendments to the planning area maps reproduced by blue print will be reflected in appropriate revisions to those maps. Amendments to the printed colored maps and text changes are provided as attachments.

I. INTRODUCTION

A. STATE REQUIREMENTS

The purpose of this document is to provide a complete statement of the policies and intentions of the County of Butte and the Butte County Association of Governments regarding future development of land. Through the development and implementation of this plan, County government is attempting to provide for the health, safety, and welfare of the area's present and future residents.

The responsibility for land use planning has long been delegated to counties and cities by the State of California. Since 1955 local governments have been directed to prepare and adopt a general plan containing a land use element. Government Code Section 65302 (a) requires:

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of the land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas."
(Underlining added)

The intended content and organization of the land use element is suggested in more detail in advisory guidelines prepared by the State Office of Planning and Research. Land use elements of local general plans should contain the following:

- A. Identification of issues
- B. Statement of policies
- C. Description of uses and pattern
- D. Development standards and criteria
- E. Implementation program

This element attempts to fulfill legislative requirements and advisory guidelines in a clearly-written and well-organized fashion. Background information is presented to increase understanding and support for the proposed policies as well as to provide the "Environmental Setting" section required as part of the requirements for an environmental impact report on this project.

B. SCOPE

The term "land use" can include all aspects of occupying, exploiting or modifying the surface of the earth. However, this element focuses largely on the more intense types of use, especially those requiring building construction, public utilities and government services. Development activities by both the public and private sectors are subjects of concern herein.

Like the other elements of the "general" plan, the land use element need not be specific or precise as to the locations and boundaries of proposed uses. However, the land use map is precise to the general use of land within a given land use pattern. The discussion, policies and maps in this document deal with the broad outlines of the future development pattern. A major reason for the "generalized" character is the difficult and speculative nature of predicting the future and providing for needs that we can only estimate. The Government Code does not define how "long-term" a plan is required but the General Plan Guidelines suggest that 15 years or more be considered a long-range time span.

It is important to keep in mind the differences between the land use element and the current zoning of property. Zoning has immediate legal effect, precise boundaries and detailed regulations. California law requires zoning ordinances to be consistent with the objectives, policies and proposals contained in the local general plan. The translation of a land use element to current zoning thus requires the continual interpretation and application to specific situations by the Planning Commission and Board of Supervisors.

California law does not exclude the area of incorporated cities from the coverage of county general plans. Therefore, the proposals in this land use element are county-wide in scope and are not limited to unincorporated areas. The current boundaries of the four incorporated cities (Biggs, Chico, Gridley, and Oroville) were not considered limiting factors because boundaries change frequently through annexation. More importantly, the problems and interests of our urban areas are community-wide and transcend jurisdictional boundaries. With the adoption of this land use element, the County of Butte and the Butte County Association of Governments again accept the joint responsibilities of intergovernmental coordination and area-wide leadership in planning.

Finally, it must be noted that the practical scope of a land use element is limited by the entire legal framework of constitutional rights and delegation of powers. Legislative actions and court cases have authorized only certain types of regulation or action as proper and reasonable means of implementing County desires. The County's control of development derive largely from its review of private proposals and applications. Actual development activities by local government are usually limited to construction of utilities, public facilities, and small numbers of public housing units.

C. RELATIONSHIP TO OTHER ELEMENTS AND PLANS

State legislation to date has mandated nine separate elements or sections of local general plans and allows the adoption of elements on several other subjects as well. The following list gives the title of each element, a summary of the subject and the date of Butte County's adoption or last major revision.

	<u>ELEMENT</u>	<u>CONTENTS</u>	<u>ADOPTION</u>
1.	<u>Land Use</u>	Distribution, location, intensity and extent of land uses.	1971
2.	<u>Circulation</u>	Location and extent of transportation facilities.	1971
3.	<u>Housing</u>	Standards and plans for improvement and provision of housing.	1974 (update in progress)
4.	<u>Conservation</u>	Conservation, development and utilization of natural resources.	1971
5.	<u>Open Spaces</u>	Preservation of land for natural resources, resource production, outdoor recreation and environmental hazards.	1973
6.	<u>Seismic Safety</u>	Identification and appraisal of seismic hazards.	3-15-77
7.	<u>Noise</u>	Noise levels of transportation facilities and stationary sources.	3-15-77
8.	<u>Scenic Highways</u>	Development and protection of scenic highways and corridors.	3-15-77
9.	<u>Safety</u>	Protection from fire and geologic hazards.	3-15-77
10.	<u>Public Facilities</u> (optional)	Standards and locations of water and sewer facilities, waste disposal sites, schools and other public buildings	1971
11.	<u>Recreation</u>	Standards and locations of parks, trails and other recreation facilities.	1971

The elements of the general plan are all related and interdependent because they all are concerned with the future physical development of the same area. Because the use of land plays such a critical role in the general plan, the land use element can be considered the most important element and a partial summary of the entire plan. The dominance of the land use element is reinforced by the attention usually given to the land use plan map by the public and decision-makers.

Since all of the other elements provide information and concerns that are relevant to land use, the development of the land use element must consider each other element carefully. The circulation element controls the accessibility to land which affects development patterns which, in turn, affect traffic volumes and movement patterns. The housing element deals with the need for adequate housing for the entire population of the county and thus affects the location and intensity of residential land uses. The conservation, open space and scenic highway elements consider certain valuable resources and areas which should be preserved for non-urban land uses. The safety and seismic safety elements affect the land use element by defining natural hazard areas which are not suitable for urban development. The noise element affects the land use element by providing data on noisy uses and noise-sensitive uses.

The land use element must also consider several other types of long-range plans. The Butte County Association of Governments is now preparing an update to the Regional Transportation Plan and a new Air Quality Implementation Plan. Land use planning must also consider the Spheres of Influence or future growth plans adopted by the Local Agency Formation Commission for each city and utility district. Finally, the land use element should be coordinated with the general plans adopted in the past few years by the four incorporated cities.

D. DEVELOPMENT OF LAND USE ELEMENT

The County's first involvement in General Plans came with the adoption of a Parks and Recreation Element in 1952. Thereafter, in 1966, a comprehensive General Plan was adopted which consisted of Land Use and Circulation Elements, with maps of topography, population distribution, geology, land use plans, and the street and highway pattern. The County's first housing element was added to the plan in 1970. Restrictive zoning in the County was introduced in 1953 with several general zoning classifications which allowed all uses but required a conditional use permit for some "objectionable" activities. Within a few years, more restrictive zones were applied to several large agricultural and residential areas at the request of residents and property-owners.

The Butte County Association of Governments received a federal grant to prepare a comprehensive general plan. The document prepared by the County Planning Department contained the mandatory land use, circulation and housing elements, and optional sections on conservation, recreation, and public facilities. After public hearings, the completed document was adopted by B.C.A.G. and the County Board of Supervisors in August 1971. The adopted plan thus serves as both the County General Plan required by State law as well as the comprehensive regional plan required for federal grants.

The 1971 Land Use Element has been amended only once since its adoption; in 1977 a statement was added concerning the consistency of existing and proposed uses not shown on the plan map. Since 1971, however, the other parts of the General Plan have changed considerably. A more complete Housing Element was adopted in 1974 and a further update is underway. An Open Space Element with distinct policies but no maps was adopted by the County in 1973. In response to new State requirements, the Safety, Seismic Safety, Noise and Scenic Highways Elements were prepared by a consultant and County staff and adopted in 1977.

The most significant recent change in land use planning and the strongest reason for revision of the County's Land Use Element is the State legislative requirement that zoning ordinances shall be consistent with adopted general plans. Since the consistency requirement took effect at the beginning of 1974, the inconsistencies between County zoning and the County plan have led to several interim zones, a lawsuit, major changes in the development review process, several large rezonings and above all, much more attention to the words and maps of the General Plan. The enhanced legal status of the General Plan due to the consistency requirement, when combined with the passage of time since 1971, has made the need for a new land use text a necessity.

After considerable discussion on revision procedures, the Planning Commission in January 1978 initiated preliminary hearings on draft proposals for Land Use Plan Map changes in the Chico and Paradise areas. Due consideration of the planning issues involved in each area made it obvious that some map changes could not properly proceed without an expansion, clarification and refinement of the objectives, policies, criteria and standards contained in the text of the Land Use Element. This new text is intended to fill that need and provide the framework and direction required to prepare and adopt new plan maps for areas of the county.

II. DEVELOPMENT SETTING

A. NATURAL ENVIRONMENT

1. Topography and Geology: Butte County encompasses approximately 1670 square miles (1.07 million acres) which is divided into two topographical sections: a valley area which is the northeast portion of the Sacramento Valley and a foothill/mountain region east of the Valley. Topography includes the relatively flat Sacramento Valley Floor and associated alluvial fans, with elevations from 60 to 200 feet generally, extensive rolling foothills with an elevational range from 200 to 2100 feet, and the Cascade and Sierra Nevada Mountain Ranges, with elevations from 2100 to 6000 plus feet above sea level. The valley comprises 45% of the county area, foothills 23%, and mountains 31%.

The county includes parts of three geomorphic provinces. One is the Sacramento Valley, composed of sedimentary deposits and extensive areas of alluvial fan deposits along the edge of the valley floor formed by foothill streams. Another geomorphic province is the northern extreme of the fault block Sierra Nevada mountain range, which lies in the southeastern and eastern portions of the county. This granitic Sierra batholith is exposed in numerous areas of the county, flanked by metamorphic, metavolcanic, and sedimentary rock. The third province is the southern portion of the Cascade Mountain Range. The mud flows of the Tuscan Formation form the foothills along the westward extent of the volcanic Cascades, adjacent to the valley floor. The foothill and mountain areas have deep-cut canyons which were formed by streams and rivers flowing westward from the glacial areas of geologic times. Elevations are generally lower in the Sierras than in the Cascades within Butte County, but slopes are generally steeper in the Sierras. There is a foothill transition zone between the Sacramento Valley on the west and the mountain ranges on the east.

Factors which would limit development of these mountain and foothill areas include shallow soils, steep slopes, erosion potential and landslide susceptibility. Erosion rates vary with slope and soil characteristics, but are generally high in the foothill and mountain regions. The appendix contains a map indicating slopes and topography in the county.

2. Soils: Soil types in the county include (1) the deep, nearly level, very fertile valley basin and alluvial soils of the Sacramento Valley and associated alluvial fans, which support intensive agriculture, (2) the shallow, gentle to steep sloping, less fertile residual soils of the foothill areas, and (3) shallow to deep, moderate to steep sloping residual soils of the mountain areas, which are suitable for rangeland, forestry and wildlife habitat uses. High clay-content expansive soil conditions (creating shrink-swell soil characteristics) predominate throughout the southwestern portion of the county (and the western portion to some extent).

Generalized soil association and soil land-use capability classifications have been mapped by the Soil Conservation Service (1967), and are illustrated in the appendix: Soil Capabilities. The eight basic categories (I through VIII) are described in the appendix.

3. Seismicity: Despite the numerous faults which traverse the Sierra Foothills, the County has not experienced the high levels of seismic activity characteristic of many other parts of the state. The Oroville area and Wyandotte area are laced with fault zones of recent activity (recent major earthquakes occurred in August, 1975). The Cleveland Hills Fault lies east of Oroville, running in a north-south direction, with an inferred fault lying directly beneath Lake Oroville. Other important faults in the county include the Tuscan Monocline several miles east of Chico, the Foothills Shear Zone lying between Oroville and Chico in the low foothills, and the Big Bend Fault lying north and east of Berry Creek and Feather Falls.
4. Climate - Air Quality: Butte County has a typical Mediterranean climate with hot dry summers and cool wet winters. Higher elevations experience cooler summers and cold winters. Annual precipitation, generally in the form of rain, ranges from 18 inches along the Sacramento River to 80 inches in areas of high elevation. Snow falls occur regularly at higher elevations. East-west winds are common above 3,500 feet in elevation. Average wind speeds are less than 8 miles per hour, and prolonged calm periods are common.

Prevailing winds are from the southwest during half of the year and from the northwest the other half, generally. Southerly winds are normally associated with approaching winter storms and are usually moisture-bearing due to their origin over the Pacific Ocean. Northerly winds are usually associated with winter and spring high pressure ridging (fair weather) and occasional summer daytime breezes. North winds tend to be dry.

Air quality is relatively good in the valley, and excellent in mountain areas. The county has been classified as a nonattainment area because carbon monoxide, suspended particulate and photochemical oxidant standards are occasionally exceeded. Because the Sacramento Valley Air Basin is a natural cul-de-sac acting in synergism with natural light-wind movements and high atmospheric stability, air quality may undergo a rapid degradation at any time of the year due to temperature inversions.

5. Hydrology - Water Quality: Butte County is part of the Sacramento River Basin watershed. Numerous streams and rivers drain the western slopes of the Sierra Nevada and Cascades, emptying into the Sacramento River. Surface water quality is good to excellent except for local degradation as streams pass through urbanized areas. Large quantities of high quality ground water exist in the recent alluvial and Tuscan Formation strata of the valley floor. In the foothill and mountain areas, ground water is generally not abundant and occurs mostly in fracture zones.

Few natural lake bodies exist in the county. However, numerous artificially-created lakes have been built to provide domestic and irrigation water, recreation, flood control, and watershed management. The more important reservoirs include Oroville, Philbrook, Round Valley, Ponderosa, Wyandotte, Concow, Magalia, Paradise, and Madrone totalling about 35 square miles. The watershed area within the county produces enough surface water to allow water exports to other parts of the state. A large portion of the county (predominately Sacramento Valley areas) is underlain by extensive ground water reservoirs. However, several areas in the county (primarily in the foothills) have very limited water resources available, either surface or ground water, such as Forest Ranch, the Cohasset Ridge, Bangor, and the Feather Falls area.

Various areas of the Sacramento Valley have flooding potential, depending on elevation and proximity to streams and flood plains. Most streams and rivers of substantial flow have been controlled by the construction of levee and diversion systems. (See Flood Hazard Map opposite page 8.2 of the General Plan Conservation Element).

6. Vegetation: Butte County contains abundant and diversified vegetation, types including the non-native agricultural crop and pasture regions of the valley, native foothill and mountain oak and conifer forest communities, dry land chaparral areas, and water-oriented riparian and marshland areas of restricted and diminishing distribution which have a high value as wildlife habitat. The major vegetation types identified within Butte County include nine general plant communities.

Extensive agricultural areas (AG) dominate the western one-third of the county. Grasslands (GR) and Fresh-Water Marshes (FM) occur in the lower elevations (up to 1000 feet) in west-central Butte County, containing numerous vernal pool areas of transitory occurrence. Yellow pine forest (YP), dominated by Ponderosa Pine, covers the slopes of the Sierra Nevada and Cascade mountain ranges throughout eastern Butte County. Foothill Woodland (FW) forms a transition zone between the valley grasslands and the mountain forests.

Chaparral (CH) intermixes with foothill woodland and yellow pine forest in the drier, more exposed areas. Riparian woodland habitat communities (RW) occur along the rivers and streams throughout the county and contain limited and rather narrow belts of dense vegetative growth along the water bodies and watercourses. Red Fir (RF) is found in several restricted areas of the county at higher elevations above yellow pine forest, with isolated areas of Montane Chaparral (MC).

In addition to the general vegetation types, the Vegetation map designates specific locations of 17 rare and endangered botanical areas. The appendix provides descriptions of and further information about these categories.

The eastern portion of the county is generally dominated by native vegetation communities and natural habitats. Natural vegetation in the county has been modified especially in valley and foothill areas where intensive urbanization, agriculture, and rural residential development has occurred. In the valley grassland and foothill woodland communities, native bunch grasses have been largely replaced by exotic annual grasses. Native oaks (particularly blue oaks) are being removed for firewood and rangeland development by ranchers who apparently believe that removal of oaks from pasture rangeland will increase grassland production. Extensive marsh and riparian habitat areas have been converted to agricultural uses and modified for streamflow control. Stands of tan oak and other non-coniferous species ("weed" species) have replaced Ponderosa pine and other commercial timber species in mountain forested areas because of logging operations, fires and development.

7. Wildlife: The wildlife species within the county are distributed according to available food, water and cover, as well as in relation to opportunities for breeding and nesting. These factors within the vegetation communities create the various wildlife habitats. The general basic habitat types found within the county are described in the Vegetation section and identified on the Vegetation map contained in the appendix.

Special wildlife habitats of significance of critical concern are mapped in the Special Wildlife Habitat map and are described in the appendix. These critical habitats include riparian habitat, the mid-elevation mixed forest habitat of the transition life zone, the migratory deer range, waterbird winter habitat, falcon winter range, turkey winter range, red fox range, fisheries habitat, and the range of three rare or endangered bird species: bald eagle (winter range), yellow-billed cuckoo and black rail.

8. Acoustic Quality: The current ambient noise level in Butte County is low, typical of a rural setting generally, and provides a good living environment almost everywhere in the county. A few areas within the county have higher noise levels from various noise-generating sources, such as traffic noise along State Routes 99E, 70 and 32; the railroad and airport flight-path corridors near Chico and Oroville; the industrial areas south of Oroville and Chico; weekend recreational noise in the Lake Oroville area; and numerous dispersed noise-generating activities such as agricultural production, off-road motorcycle use, etc. Additional detailed information is contained in the Noise Element of the Butte County General Plan.
9. Visual Quality: The county is predominantly rural, having an agricultural character throughout most of the western portion of the county and a foothill/mountain natural environment character in the eastern portion of the county. The western half of the county, comprising the agricultural and urban areas, is dominated or largely influenced by human development, but provides extensive scenic views of the foothills and mountains toward the east from the valley. The eastern half of the county has a predominantly natural setting with dispersed human activities and modification throughout

the region, such as grazing, residential and recreational uses throughout the lower and middle elevations and logging activities in portions of the middle and higher elevations. The road network throughout the area influences the visual character of the county, with corridor types including the state freeway routes, the extensive county road system, logging roads and numerous private residential access roads. Most roads have required some degree of topographic or vegetation alteration thereby influencing the visual quality of the county.

10. Archaeological and Historical Resources: Parts of Butte County are archaeologically sensitive with numerous known and recorded archaeological sites of Native American importance (Maidu and Yahi tribes) and there is also assumed to be a large number of as yet undiscovered sites. Over 700 archaeological sites are on record, many of which occur in the Lake Oroville region. These were discovered as a result of intensive surveying prior to reservoir completion. Canyon and stream areas are particularly likely to contain sites. The Society for California Archaeology, District 2 Clearinghouse, maintains records of known resources and conducts site surveys in sensitive areas.

The county has experienced a rich history. First historical activities relate to the exploration, settlement and early economy of Butte County starting in the late 1840's particularly as a direct result of the discovery of gold in the foothills. At the time of European settlement, the land was inhabited by the Yahi and Maidu Indians. The last survivor of the Yahi tribe was discovered near Oroville in 1911. Thirty-one historical sites are identified in the California Inventory of Historic Resources (1976).

B. POPULATION GROWTH AND CHARACTERISTICS

1. Historical Trends: When gold was discovered along the Feather River in 1848, the European or non-native population of this area was only 100. Two years later when Butte County was formed as one of the 27 original counties of the new State of California, gold miners and other recent newcomers to the County were still outnumbered by the native American Indian population. Since the County's present boundaries were fixed in 1856, the increase in resident population has been somewhat uneven but generally slow. As shown in the table below, the Federal Census totals have actually decreased three times in the County's history. Since the first census in 1860, Butte County has grown slower than the state as a whole in all but two decades, thus gradually reducing the County's share of California population.

1860-1970 POPULATION GROWTH (FEDERAL CENSUS TOTALS)

Census	County	County	State	County
<u>Year</u>	<u>Population</u>	<u>Growth</u>	<u>Growth</u>	<u>% of State</u>
1860	12,106			3.19 %
1870	11,403	-6 %	47 %	2.04 %
1880	18,721	64 %	54 %	2.17 %
1890	17,939	4 %	40 %	1.48 %
1900	17,117	-5 %	22 %	1.15 %
1910	27,301	59 %	60 %	1.15 %
1920	30,030	10 %	44 %	.88 %
1930	34,093	14 %	65 %	.60 %
1940	42,840	26 %	22 %	.62 %
1950	64,930	52 %	53 %	.62 %
1960	82,030	26 %	48 %	.52 %
1970	101,969	24 %	27 %	.51 %

2. Recent Growth: In a definite reversal of historical trends, Butte County's population growth rate has dramatically increased since 1970, averaging more than 3% per year in the 70's or at least 2 1/2 times California's growth rate. This growth and the resulting increase in the County-State ratio is clearly shown by the population estimates and percentages below.

POPULATION GROWTH SINCE 1970

<u>Date of Estimate</u>	<u>County Population</u>	<u>County Growth</u>	<u>StateCounty Growth</u>	<u>% of State</u>
4-1-'70	101,969 ^a			.51 %
7-1-'71	105,700 ^b	3.65 %	1.58 %	.52 %
7-1-'72	110,100	4.16 %	.73 %	.54 %
7-1-'73	113,400	3.00 %	1.11 %	.55 %
7-1-'74	117,300	3.44 %	1.17 %	.56 %
7-1-'75	120,700	2.90 %	1.39 %	.57 %
7-1-'76	124,400	3.07 %	1.52 %	.58 %
7-1-'77	128,100	2.97 %	1.73 %	.59 %
7-1-'78	131,900 ^c	3.00 % ^c		

a. Result from Federal census.

b. Estimates by State Finance Department for 7-1-'71 through 7-1-'77.

c. Estimates by Planning Department Staff.

3. Reasons for Growth: Only a small part of the County's steady population growth in recent years represents a net natural increase (births minus deaths). Over 90% of the County's recent growth is due to in-migration of new residents, most from the metropolitan areas of the State. This growth reflects a nationwide trend of urban-to-rural migration in the 1970's. The reasons for this movement are complex, but the essential factors in all migration trends are the negative aspects of the migrants' previous residential settings, the positive aspects of their new locations, and their financial capabilities to make the move and support themselves. In this case, people are moving to escape the congestion, pollution and irrigation of large urban environments and to enjoy the natural, semi-rural character of this area. This migration directly increases the County's labor force and service employment, although many of the new residents are retirees and others not in the labor market or able to support themselves without employment earnings.
4. Population Distribution: The results of the 1975 County-wide Special Census are summarized in the table below for cities, urban areas, high school districts and the entire County. Although less than 30% of the County's population resides within the limits of the four incorporated cities, it is important to note that an additional 50% live in Paradise and the unincorporated parts of the Chico and Oroville urban areas. The Chico and Paradise High School Districts have the highest proportion of residents living in cities or urban areas. While the City of Chico, Chico Urban Area and Chico High School District each remain the largest in their class, the corresponding Paradise areas all showed the largest growth by far in the 1970-75 period, with an annual growth rate of 6% or more.

5. Population Characteristics: The table below also summarized the two census statistics which have the most bearing on land use planning. Age is an important factor because the needs for various services and the sensitivity to surrounding development can both vary greatly by different age groups. Household size can provide an idea of current overcrowding and the number of housing units needed in the future. The concentration of elderly in Paradise is obvious from the low household sizes and very high median ages. The County's overall median age, however, is not raised significantly by the number of retirees because of the relatively low median ages of the 13,500 students enrolled at California State University of Chico. In a similar fashion, the effect of Paradise's small households on the County average are counter-balanced by the large families found in the Durham, Biggs and Gridley areas.

<u>Area</u>	<u>Oct. '75 Population</u>	<u>'70-'75 Growth %</u>	<u>Median Age</u>	<u>Persons/ Household</u>
BUTTE COUNTY	120,901	19 %	29	2.56
Unincorporated	85,176	12 % ^b	34	2.61
Incorporated	35,725	12 % ^b	23	2.44
Biggs High School District	2,921 ^a	13 %	29	3.00
City of Biggs	1,377	24 %	27	3.05
Chico H.S.D.	51,982	18 %	24	2.54
Chico Urban Area	49,062	24 %	24	2.60
City of Chico	23,348	19 %	22	2.44
Durham H.S.D.	3,230	1 %	30	2.84
Gridley H.S.D.	8,529	3 %	30	2.91
City of Gridley	3,632	3 %	31	2.66
Oroville H.S.D.	29,923	9 %	34	2.61
Oroville Urban Area	21,717	23 %	34	2.55
City of Oroville	7,368	-2 %	35	2.26
Paradise H.S.D.	22,169	36 %	50	2.34
Paradise Urban Area	20,658	35 %	53	2.26
Paradise Irr. Dist.	19,239	32 %	48	2.34

- a. High School district figures do not add up to County total because the table does not include data for small portion of County in Marysville H.S.D. (Forbestown and Clipper Mills).
- b. Growth percentages for unincorporated and incorporated areas are confounded by annexation of unincorporated residents into incorporated cities.

6. Future Growth: The State Finance Department and other reliable sources predict that Butte County will continue to grow faster than the State and increase its share of California's population. If the County's recent population growth of 3% per year were to continue into the distant future, the total population would reach 200,000 in 1993 and double every 24 years. However, it is also anticipated that birth rates and fertility levels will continue to decline throughout the country, gradually reducing natural increases in Butte County and nationwide.

Nonetheless, migration from California's metropolitan areas is expected to continue and will undoubtedly continue to represent the largest part of the County's population growth in coming years. This general expectation, and all related population projections, are based on assumptions about the preferences and financial capabilities of retirees and other urban dwellers, the future characteristics of the metropolitan areas, and the County's capacity to accommodate new residents with housing, services, employment and maintenance of environmental quality. Recent migration rates could be accelerated, if the State's metropolitan areas suffered major earthquakes or other drastic reductions in habitability or if the County became the site of new industry or other large new employers. Factors that could inhibit or slow down future growth in the County include limited water and sewer systems in some communities, insufficient employment opportunities or implementation of strict air quality standards.

In 1977 State Finance prepared careful estimates of the net migration into each county for the 1960-1976 period and used them in developing population projections for all 58 counties. Their projections for Butte County, which are shown in the table below, assume that there will be no major wars, earthquakes or other catastrophes, that fertility levels and mortality rates will gradually decline, and that future migration into both California and the County will reflect recent trends. For purposes of comparison, the table also shows the County population projections from the 1971 General Plan and the results of 2.0%, 2.5% and 3.0% growth rates from 1980 to 2000. Note that the State's projections fall within the ranges of the 1971 County projections and that the State has apparently assumed the County growth rate will gradually decline over the next 20 years.

COUNTY POPULATION ESTIMATES AND PROJECTIONS

<u>Year</u>	<u>State Finance Dept.</u>	<u>1971 Gen. Plan (Low-High range)</u>	<u>2% Annual Growth Rate 1980-2000</u>	<u>2-1/2% Annual Growth Rate 1980-2000</u>	<u>3% Annual Growth Rate 1980-2000</u>
1970	102,500				
1975	120,500				
1980	139,600	132-140,000	139,600	139,600	139,600
1985	157,000		154,000	157,000	161,800
1990	174,000	164-184,000	170,000	178,700	187,600
1995	190,400		187,900	202,200	217,500
2000	207,300	185-225,000	207,400	228,800	252,100

C. ECONOMIC CHARACTERISTICS

1. General: Reflecting the increase in population, Butte County has shown substantial economic growth in the 1970's. The Civilian Labor Force has increased almost 35% since 1972 to 55,575 in 1977. Wage and salary employment in 1977 was 39,250, an increase of 39% since 1972. Unemployment remains persistently high, representing 12.2% of the labor force in 1977, well above the state average of 8.2%.

Like employment patterns of the previous decade, wage and salary employment in non-agricultural industries continued to show the highest gains in the County, with agriculture losing a proportionate share of total employment, declining 2% since 1972. The most significant increases in employment in recent years have occurred in retail and wholesale trade and government services. Agriculture, however, continues to be the County's largest industry in terms of production value and will continue to support other sectors of the economy, including retail sales and services and food processing. The shift in employment from agriculture and related support services to other trades has resulted in a diversification and greater balance in the County's employment base.

2. Crop Land: The 1977 total crop value in the county was \$124,801,000, more than doubling crop production values for 1972. Presently, nearly 8% of the wage-and-salary employment in the county is associated with agriculture.

activities. Total crop acreage has increased approximately 9% since 1972, from 212,979 acres to 233,268 acres in 1977. Nearly 21% of the County's land is thus utilized for crop production.

In 1977, fruit and nut crops provided \$63,348,600 in crop value with almonds and persian walnuts accounting for \$28,441,000 and \$11,059,000 respectively. Approximately 56,300 acres or 25% of the County's crop land was devoted to tree crops, with almonds covering 28,176 acres.

Field crops provided an additional \$60,494,400 in crop value in 1977 with rice accounting for \$33,115,000. Approximately 176,900 acres or 75% of the County's crop land was utilized for field crops, with rice covering 60,100 acres.

3. Farm Animals and Poultry: In 1977 livestock and poultry production was third in total agricultural value, following fruit and nut crops and field crops. Livestock and poultry contributed \$16,595,700 to the agricultural industry, an increase of 7.4% from 1972. Grazing land in the county has declined from 331,000 acres in 1972 to 300,000 acres in 1977. Production values from grazing on this land accounted for approximately \$900,000 in 1977.
4. Lumber and Wood Processing: In 1976, 33.5% of the County's land area, or 356,000 acres, was devoted to commercial forest land. Approximately 240,000 acres was under ownership of private interests, and public land accounted for the remaining 116,000 acres. From this land, nearly 70 million board feet of lumber was harvested on 1976, amounting to a stumpage value of about 7.5 million dollars.

The processing of lumber and wood products accounts for approximately 50% of all manufacturing employment in the County, except for the agricultural processing season. Approximately 4% of wage and salary employment or 1,650 persons were employed in the lumber and wood industry in 1977. Several large sawmills and hardwood manufacturing plants are located in Chico and Oroville. Small businesses which process a variety of wood products are also found throughout the populated areas of the county.

5. Government Services and Education: While the total number of persons employed in Butte County increased 30% from 1972 to 1977, employment in city, district, and county government and in public schools and colleges, increased 33%. These services accounted for 23% of all wage and salary employment in the county in 1977.

The County of Butte is the single largest government employer, budgeting some 1,100 positions in 1977, of which 112 were public service employees sponsored by the Comprehensive Employment Training Act. The state

employed 750 persons in the county in 1977, and the federal government had nearly 400 persons.

Educational services at the elementary junior high and high school levels collectively have an enrollment of more than 24,000 students. Advanced education in the county is provided at two academic centers. California State University, Chico, enrolled approximately 13,400 students in 1977, requiring 671 instructional faculty positions. On a smaller scale, Butte Community College offers a two-year academic program oriented to vocational training. In the Fall of 1978, nearly 8,000 students attended the college, with about 62% of the students enrolled on a part-time basis. The college employs approximately 470 persons, 238 of which work part-time.

6. Retail Trade: After government services, retail trade constitutes the second largest labor force in the county, providing nearly 8,000 jobs in 1977. Since 1972, employment in retail services has increased 7.8% annually. Much of this growth is tied to the county's continually expanding urban population. In 1977, 1,493 new businesses in the county were licensed by the State Board of Equalization to sell taxable retail merchandise. Taxable sales from these businesses accounted for nearly \$432,000. Approximately 52% of these new businesses were operating in unincorporated areas of the county. In 1970, 1,199 licenses for retail sales were issued with 49% of these distributed in unincorporated areas. Eating and drinking establishments have led all other retail trade industries in job gains in recent years.

EMPLOYMENT CHARACTERISTICS FOR 1972 AND 1977
(California Employment Development Department)

	<u>1972</u>	<u>1977</u>
Labor Force	41,700	55,575
Unemployed	3,750 (9.0%)	6,800 (12.2%)
Employed	37,950	48,775
Wage and Salary Employment ^a		
Total, all industries	29,925	39,250
<u>Agricultural wage & salary</u>	2,575	3,000
Agricultural production	2,375	2,725
Agricultural services, forestry & fisheries	200	275
<u>Nonagricultural wage & salary</u>	27,350	36,250
Construction & mining	1,125	1,700
Manufacturing	3,500	3,775
Food processing	775	800
Lumber and wood products	1,425	1,650
Other manufacturing	1,300	1,325
Transportation & public utilities	1,950	2,250
Wholesale trade	1,025	1,600
Retail trade	5,600	7,925
Finance, insurance, & real estate	1,075	1,550
Services	5,200	6,925
Government ^b	7,875	10,525
Federal	300	400
State	625	750
Local and education ^c	6,950	9,375

^a Employment reported by place of work. Does not include the self-employed, volunteer or unpaid family workers, private household workers, and persons involved in labor-management trade disputes.

^b Includes all civilian employees of federal, state, and local governments, regardless of the activity in which the employee is engaged.

^c Local government includes employees of counties, cities, and special districts. Education includes employees of public schools at both the State and local levels.

SUMMARY OF CROP VALUES **

<u>Commodities</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>
Field Crops	\$ 28,967,800	\$ 61,715,900	\$ 68,307,000	\$63,942,000	\$ 55,161,000	\$ 53,335,400
Seed Crops	2,502,500	3,412,700	3,645,800	6,087,000	5,936,000	5,768,000
Vegetable Crops	386,200	536,000	733,600	1,484,200	1,428,000	1,382,000
Fruit & Nut Crops	27,957,200	53,775,000	37,587,300	36,277,700	46,121,100	63,348,600
Livestock & Poultry	12,368,000	17,065,300	13,525,900	14,304,600	14,753,800	16,595,700
Grazing Land	993,000	1,158,000	1,155,000	1,152,000	930,000	900,000
Apiary Products	477,900	643,800	1,011,800	1,234,400	1,451,700	1,384,500
Nursery Stock (Plants)	<u>662,000</u>	<u>654,500</u>	<u>790,600</u>	<u>1,278,000</u>	<u>1,452,200</u>	<u>958,000</u>
Grand Total	\$ 74,296,600	\$128,961,200	\$ 126,757,000	\$ 125,759,900	\$127,233,800	\$143,671,700

SUMMARY OF PLANT CROP ACREAGES **

<u>Commodities</u>	<u>1972</u>	<u>1973</u>	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>
Field Crops	151,320	165,750	177,300	189,380	179,010	157,750
Seed Crops	14,625	8,710	7,600	14,465	20,108	17,900
Vegetable Crops	1,358	1,890	1,460	1,965	1,923	1,277
Fruit & Nut Crops	45,676	49,699	50,592	51,586	54,029	50,381
Grazing Land	<u>331,000</u>	<u>331,000</u>	<u>330,000</u>	<u>329,000</u>	<u>310,000</u>	<u>100,000</u>
Grand Total	543,979	557,049	566,952	586,346	565,070	533,208

**Butte County Annual Crop Report Agricultural Commissioner's Office.

D. DEVELOPMENT PATTERNS AND TRENDS

1. Land Use: The Land Use Map appearing in the appendix of this document illustrates the current distribution of land uses in the county. The county's resource management and undeveloped areas which include most agriculture, timber and grazing lands, account for approximately 71% of the county's total land area of 1670 square miles. Land in the county under the ownership of government interests represents an additional 21% of this land. However, a large proportion of government property, particularly national forest land, could be considered as resource management land as well. Approximately 70 square miles or 4% of all land in the county is devoted to urban uses (i.e. areas within community water or sewer systems with parcels of less than one acre). The urban areas of Chico, Oroville and Paradise each represent about 1% of county land. The remaining 1% of urban uses in the county are found in 15 smaller urban areas. Transitional uses in Butte County (i.e. areas outside of community water or sewer systems with parcels of less than ten acres) account for approximately 4% of the existing land use in the county.
2. Land Divisions: The net gain or loss of available parcels in a given area reflects, in part, the potential for land to develop. The division of land in the county is accomplished by processing parcel maps (where four or less new parcels are created); or subdivision maps (for five or more parcels). The table below illustrates the general location of approved lots created in the county since 1972 according to assessors map books. The distribution of these parcels has not been concentrated in any one particular location in the county. Only five areas have received 3% or more of the total number of new parcels since 1972, with Kelly Ridge and North and East Chico accounting for 15% and 13% respectively. Approximately 60% of all land divisions (3660 parcels) have been scattered throughout the remainder of the county with one assessors map book experiencing a concentration of more than 3% of such divisions.

NEW LAND DIVISIONS (Since March 1972)

<u>Area</u>	<u>No. of New Parcels</u>	<u>% of Total</u>
Kelly Ridge	915	15%
North and East Chico	793	13%
Las Plumas Area	305	5%
Lake Wyandotte Area	244	4%
South Paradise - (Map Book 55)	183	3%
Other *	<u>3,660</u>	<u>60%</u>
Total	6,100	100%

* (Assessors map book areas which receive less than 3% of the county's total land division)

3. Residential Construction: Permanent housing facilities within the County include single family homes, mobile homes, duplexes, multi-family units, and mobile homes in designated parks. The table below indicates the total number of new dwelling units constructed in the County, including the incorporated areas, from April 1973 to April 1978.

New Housing Units (1973-1978)

<u>Incorporated Cities</u>	<u>Single Family</u>	<u>Duplexes</u>	<u>Mobile Homes</u>	<u>Mobile Homes in Parks</u>	<u>Multi- Family</u>
Chico	498	40	0	2	1,747
Oroville	157	84	0	3	239
Gridley	138	2	0	2	20
Biggs	69	0	10	6	0
Total - all cities	862	126	10	13	2,006
Total - unincorporated areas	<u>2,432</u>	<u>90</u>	<u>3,031</u>	<u>1,417</u>	<u>1,052</u>
Total - Butte County	3,294	216	3,041	1,430	3,058

Residential construction in the past five years has been directed principally to the urban areas of the county. Generally, the Chico area has experienced some 4,329 new dwelling units since 1973 or 40% of all new housing construction in the County. The Paradise/Magalia area has received 25% of this housing construction and Oroville 18%. Approximately 27% of all housing units have been constructed in incorporated areas of the County, with Chico leading all cities with 2,287 units or 75% of the total. The County's unincorporated areas have received the largest volume of residential growth, accounting for 73% of all new housing construction since 1973.

Mobile homes have outnumbered all other housing types in the County, resulting in 4,477 units or 40% of all new dwellings. Only 23 of these mobile homes have been located within city boundaries and 1,430 units are found in designated mobile home parks.

Another 23% of the housing construction since 1973 has been devoted to conventional single-family units with 2,432 dwellings built in unincorporated areas and 862 within cities. Approximately 57% of all housing built within cities since 1973 is found in Chico.

Multiple-family housing has accounted for 27% of all housing construction. The

2% of the new housing construction has been devoted to duplexes, the majority of which has been constructed within cities.

4. Commercial and Industrial Construction: Since 1973, 420 new commercial and/or industrial buildings have been constructed in the County including: 113 office complexes; 152 general commercial buildings; 122 warehouse facilities; and 33 manufacturing structures.

The table below presents a breakdown of this construction according to areas in the County experiencing the greatest activity.

New Commercial/Industrial Buildings (1973-1978)

Building Type

<u>Incorporated Areas</u>	<u>Office Complexes</u>	<u>General Commercial</u>	<u>Warehousing</u>	<u>Manufacturing</u>
Chico	31	31	4	7
Oroville	30	34	8	14
Gridley	4	3	1	0
Biggs	0	1	0	0
Total - all cities	65	69	13	21
Total - unincorporated areas	<u>48</u>	<u>83</u>	<u>109</u>	<u>12</u>
Total - Butte County	113	152	122	33

Unlike patterns of residential construction over the previous 5 years, new commercial and industrial buildings have been constructed primarily in unincorporated areas of the County. Nevertheless, the general locational patterns of these buildings have been directed to the County's urban areas. The Chico area, for example, has received 36% of the new commercial/industrial construction since 1973 and the Oroville area and Paradise-Magalla area represents 28% of this activity.

Approximately 40% of the building construction has been in incorporated areas of the County with the City of Oroville leading all new construction with 86 buildings or 51% of the total. Chico represents 43% of this construction activity.

The construction of "general-commercial" buildings has exceeded all other building types, and manufacturing facilities have accounted for only 8% of all new commercial/industrial building construction since 1973.

E. PUBLIC FACILITIES AND SERVICES

1. Direct Utilities

a. DOMESTIC WATER

Berry Creek Water Company
City of Biggs
Bloomer Mountain Mutual
Water Company
Brush Creek (U.S.F.S.)
Butte Creek Estates
California Water Service
Co. (Chico urban area &
part of Oroville area)
Del Oro Water Company
(Paradise Pines)
De Sabla (P G & E)
Durham Irrigation District
Feather Falls (Louisiana
Pacific)
Forest Ranch Mutual
Gran Mutual (Skansen
Subdivision)
Green Acres (Glenwood Dr. -
Chico)

City of Gridley
Gridley Farm Labor Camp
Lake Madrone Water District
Magalia Co. Water District
Berry Mtn. Mutual (Clipper
Mills)
Mulberry Water (SE Chico)
Northwoods Mutual (Forest
Ranch)
Oroville-Wyandotte Irrigation
(Oroville foothills & Kelly
Ridge)
Paradise Irrigation District
Springs of Living Waters
(Richardson Springs)
Stirling City
(Diamond International)
Thermalito Irrigation District
Vista Mutual (Durham)
Durham Mutual Water Co.

b. IRRIGATION WATER

Oroville-Wyandotte Irrigation
District
Paradise Irrigation District
Richvale Irrigation District

Table Mtn. Irrigation Dist.
Thermalito Irrigation Dist.
Biggs-W. Gridley Water Dist.
Butte Water District

c. SEWERS

City of Biggs
City of Chico
City of Gridley
City of Oroville
Richvale Sanitary District

N. Burbank Pub. Utility Dist.
(S. Oroville & Kelly Ridge)
Thermalito Irrigation District
(Co. Service Area 26)
Skansen Sub. (CSA 21)

d. ELECTRICAL POWER

City of Biggs
City of Gridley

Pacific Gas & Electric Co.
(remainder of County)

e. NATURAL GAS

Pacific Gas & Electric Company

f. TELEPHONE

Pacific Telephone & Telegraph Company

g. CABLE TV AND RADIO

State TV Cable (Chico)

Norcal Cablevision (Oroville, Gridley & Biggs)

h. DRAINAGE

Drainage District 1

(E. Gridley)

Drainage District 2

(W. Nelson)

Drainage District 100

(Richvale)

Drainage District 200

(E. Richvale)

Reclamation District 833

(Biggs & W. Gridley)

Co. Service Area 4

(Paradise Pines)

CSA 22 (N.V.P. Mall & N.
Chico)

CSA 23 (NE Chico)

CSA 24 (N. half of Chico
area)

CSA 25 (N. Chico-Shasta
Union)

CSA 38 (Paradise)

CSA 41 (NW Chico)

CSA 47 (NW Chico)

CSA 51 (S. Oroville)

i. STREET LIGHTS

City of Biggs

City of Chico

City of Gridley

City of Oroville

County Service Areas #1,
11, 12, 13, 14, 15, 16, 17,
18, 27, 30, 33, 36, 39, 40,
47, 49, & 56.

2. Other Facilities and Services

a. FIRE STATIONS

City of Biggs (1)

City of Chico (3)

City of Gridley (1)

City of Oroville (1)

El Medio Fire Protection
Dist. (1)

Paradise Fire Dist. (3)

County of Butte, (12) - Upper Ridge, Nord, Chico, S. Chico,
Durham, N. Oroville, Kelly Ridge, Bangor, Palermo, Gridley, Biggs
& Richvale.

State Forestry Division (8) - Cohasset, Forest Ranch, Butte Meadows,
Stirling City, Jarbo Gap, Harts Mill, Robinson Mill & Feather Falls.

Volunteer Fire Companies (22) - Cohasset, Forest Ranch, Stirling
City, De Sabla, Magalia, Paradise, N. Chico, Chico, Durham,
Concow, Berry Creek, Feather Falls, Clipper Mills, Kelly Ridge,
Oroville, Thermalito, Palermo, Bangor, Honcut, Gridley, Biggs &
Richvale.

b.

SCHOOLS

Biggs Unified (3) - Biggs High, Biggs Elementary & Richvale Elementary.
Chico Unified Schools District (20) -
High Schools - Chico, Plumas Valley, Fairview & Chico Adult
Junior Highs - Bidwell & Chico
Elementary Schools - Chapman, Citrus, Cohasset, Forest, Hooker
Oak, Marigold, McManis, Neal Dow, Nord, Parkview, Partridge,
Rosedale, Shasta & Sierra View.
Durham Unified (2) - Durham High & Durham Elementary
Gridley High (2) - Gridley High & Esperanza High
Gridley Union (3) - McKinley, Wilson & Sycamore Elementary
Manzanita Union (1) - Manzanita Elementary
Oroville Union High (4) - Oroville, Las Plumas, Prospect
Oroville Adult High Schools
Bangor Union (1) - Bangor Elementary
Feather Falls Union (1) - Feather Falls Elementary
Golden Feather Union (2) - Concow Elem. & Spring Valley Elem.
Oroville Elementary (7) - Blvd Street, Central, Eastside, Oakdale,
Ophir, Stanford Ave. & Wyandotte Ave. Elementary.
Palermo Union (3) - Hound, Palermo & Helen Wilcox Elementary
Pioneer Union (1) - Berry Creek Elementary
Thermalito Union (3) - Nelson Ave., Poplar Ave. & Sierra Ave.
Elem.
Paradise Unified (7) - Paradise High, Ridgeview High, Paradise
Intermediate, Paradise Pre-School, Paradise, Ponderosa & Horace
Brakebill Elementary.
Butte Community College
Butte County Superintendent of Schools (2) - special education
schools, Sierra Del Oro & Mesa Vista
California State University, Chico

c.

RECREATION FACILITIES

City of Biggs	CSA 31 Biggs Swimming Pool
City of Gridley	CSA 34 Gridley Swim. Pool
City of Chico	Chico Area Rec. & Park Dist.
City of Oroville	Feather River Rec. & Park
Paradise Rec. & Park Dist.	District
Richvale Rec. & Park Dist.	
State Parks & Recreation - Bidwell Mansion State Historic Park & Lake Oroville State Recreation Area	
State Fish & Game - Oroville Wildlife Area, Gray Lodge Wildfowl Management Area & Feather River Fish Hatchery	

d.

POLICE PROTECTION

City of Biggs	City of Chico
City of Gridley	City of Oroville
Butte County Sheriff & Constables - Headquarters in Oroville & substations in Chico, Paradise & Gridley.	
State Highway Patrol - Offices in Chico & Oroville	

- e. HOSPITALS
 Biggs-Gridley Memorial Feather River
 Chico Community Memorial Oroville Medical Center
 Enloe Memorial

- f. LIBRARIES
 Butte County Library (9) - Oroville, Chico (2), Paradise, Gridley,
 Biggs, Durham, Feather Falls & Clipper Mills

- g. MOSQUITO ABATEMENT DISTRICTS
 Durham, Oroville & Butte County

- h. CEMETERY DISTRICTS
 Bangor Pine Creek (Cana)
 Gridley-Biggs Thompson Flat (S. Table Mtn)
 Nimshew (Magalia north) Upham (Rackerby)
 Oroville Paradise
 Wyandotte

III. COUNTY CONCERNS AND POLICIES

A. PURPOSE AND APPLICATION

When an analysis and understanding of the "Development Setting" section, especially the information on recent growth and trends, is combined with a general regard for the health, safety and welfare of Butte County's future residents, a number of more specific concerns emerge. The many social, economic and governmental subjects of concern within the scope and the Land Use Element are frequently viewed as debatable points or perplexing questions. The intent of this section is to present all of these significant problems and issues in a clear and concise form.

The identification of each land use issue is immediately followed by a statement of the County's adopted policies on that subject. In this context, "policies" are official declarations of government's rules and courses of action, based upon its analysis of the issues and the material interests of the citizenry. Policy statements serve as guides for consistent and logical decision-making and together function as an indicator of goals and priorities, a vision of the future, a device for intergovernmental coordination, and a focus for public interest and discussion. The effectiveness of this element depends largely on the public understanding, wide acceptance and regular use of these adopted statements of County policies on land use.

The policies are stated as incomplete sentences which should be thought of as being preceded by "The County should". In this case "should" indicates a definite preference for a certain response, course of action or development pattern. However, because our desires for the future are so numerous, diverse and idealistic, some conflicts between policies are unavoidable and to be expected. No one policy by itself should always determine County action; decision-makers must consider all adopted policies which are relevant to a particular situation. The continual interpretation and application of policy statements to individual situations will frequently result in compromises reflecting balances and priorities among conflicting policies.

B. GENERAL

1. General Welfare: Under our Constitutional system, land use planning and regulation is a power generally reserved to the States, a police power enacted to promote and perpetuate the moral and material welfare of the people. The material welfare of the people is served by the free-enterprise economic system, based on the private ownership of land. Like most other States, California has delegated much of this authority to local governments. The County's goal in this document must therefore be the "general welfare" of its citizens or, in other terms, "the quality of life" of its residents and their "pursuit of happiness", both as individuals and as members of society.

Policy:

- a. Provide for the health, safety and well-being of the County's present and future residents.

2. Planning Area: California Government Code Section 65300 allows the general plan of a city or county to include "any land outside its boundaries which in the planning agency's judgement bears relation to its planning". Most of the County boundary in the valley follows the Sacramento River and other smaller streams. Existing development just outside County boundaries is very limited, with the small urban centers of Live Oak and Hamilton City lying one to two miles away. However, development within the County's incorporated cities is of direct concern to the County and is not exempted in any way from the scene of county general plans.

Policy:

- a. Plan for future development of all incorporated and unincorporated areas with County boundaries.
 - b. Consult with incorporated cities and neighboring counties in the development of planning proposals for areas of mutual concern.
3. Time Frame: The Government Code does not define how "long-term" a general plan's focus should be. The General Plan Guidelines suggest that fifteen years or more be considered a "long-range" time span. Lacking a binding requirement, the County can define "long-term" as it wishes. Future projections and predictions become more speculative and less reliable as the time period increases.'

Policy:

- a. Plan for development within the County for the ensuing 20 years, giving emphasis to the more immediate years, while at the same time considering the long range factors and trends.
4. Population Growth: Since 1970 the population of the entire County has increased about 3% per year. Growth rates for individual communities have varied widely, with some areas growing steadily at more than 5% per year.

Most of the new residents have moved here from the large metropolitan areas of the state; this urban-rural migration is a nationwide trend and is likely to continue for some years to come. Despite significant natural limitations and some localized constraints, Butte County has sufficient space for considerable future development and continued growth. A reasonable surplus of available development sites is desirable to avoid artificial constriction of market supply and unnecessarily high land prices. Such a flexibility factor also allows for the possibility that population growth and development needs may be significantly greater than projected.

Policy:

- a. Based upon continuous analysis of population trends, provide plans which allow reasonable "freedom of choice" of sites and facilities for the population growth of the County, both in the County as a whole and in its various sections.

- b. Designate adequate land for free-market competition among land suppliers to avoid artificially constricting land availability.

5. Public Participation: To secure the maximum coordination of plans during the formation of a local general plan, the Government Code mandates planning agencies to:

"... consult and advise with public officials and agencies, public utility companies, civic, educational professional and other organizations, and citizens generally"

Inventorying community needs, identifying significant issues and problems, defining basic goals, choosing priorities, clarifying policies - all of these planning activities require high levels of public participation in order to develop an effective plan. Citizens' involvement not only provides them access to the decision-making process but increases the public's understanding and support of plan proposals.

Policy:

- a. Seek wide public participation in development of land use policies and proposals.

6. Intergovernmental Coordination: Many County departments, cities, special districts and State and federal government agencies are involved in various aspects of the physical development of the County. The complexity of this system of authority and responsibility makes coordination of government plans and programs extremely difficult. At the same time, the power of this system and the limited scope of individual agencies means that maximum cooperation is necessary to avoid haphazard and costly future development.

Policy:

- a. Attempt to coordinate all government plans and programs so that they are mutually supportive in all areas.

7. Orderly Development: Government agencies, private companies and the public at large have invested substantial amounts of money in Butte County's existing system of roads, utilities and other public facilities. To maximize this investment and the level of services, utilization of existing facilities is desirable, recognizing that all designated land for development is not immediately available for use. Land owners have plans for the timing of development on their land which are to be respected.

Policy:

- a. Encourage annexation to existing cities and existing districts.
- b. Promote the full utilization of sites served by existing public facilities.
- c. Encourage development in and around existing communities with public facilities.

C. RESOURCE MANAGEMENT

1. Agricultural and Crop Land: Almost 21% of the County's land, mostly irrigated sites on good soils in the valley and low foothills, was devoted to orchards and field crops in 1977. Crop production from this land was valued at over 120,000,000 and provided an average 7.6% of the wage-and-salary employment in the County in 1977. The importance of agriculture in the local economy is further evidenced and enhanced by the tremendous public investment in advisory services, irrigation systems, drainage facilities and rural roads. Residential and commercial development in commercial crop areas creates conflicts with certain agricultural activities and induces tax pressures and conversion of nearby crop land to nonagricultural uses. Urban growth into agricultural lands also results in permanent restrictions in the potential for crop production. To counter this, agricultural zoning has been used extensively in the more rural parts of the county. This is less evident close to the urban areas where over the years development and official actions have taken place which has made agricultural zoning impractical, unwise, and at times an undue financial burden upon individual citizens.

Policy:

- a. Maintain agricultural crop production as a major source of food, employment and income.
 - b. Retain in an agricultural designation on the Land Use Map areas where location, natural conditions and water availability make lands well suited to orchard and field crop use, while considering for non-agricultural use areas where urban encroachment has made inroads into agricultural areas and where past official actions have planned areas for development.
 - c. Allow a wide range of agricultural and necessary accessory uses in crop production areas.
 - d. Maintain minimum parcel sizes in designated agricultural areas by following comprehensive zoning principles.
 - e. Encourage urban expansion toward the least productive soils.
 - f. Allow rural residential development as a buffer between urban development and intensive crop land.
2. Grazing Land: About 28% of the County is used at least part of the year for grazing cattle, sheep, goats and other livestock on natural vegetation which varies by season and elevation. Consequently, livestock which graze in the valley and low foothill areas in the winter are frequently moved to summer pasture on timberland and other mountain areas. Because the per-acre production and value of grazing land is low relative to other uses, it is usually susceptible to development pressures if other prerequisites for

development exist. An additional 2% of County land is developed as irrigated pasture, a much more intense and productive type of livestock operation.

Policy:

- a. Maintain extensive areas for primary use as livestock grazing land.
- b. Allow livestock grazing on all suitable sites not needed for development or crop production.
- c. Prevent scattered development in grazing areas.
- d. Discourage irrigation of grazing land with poor drainage or which has a high risk of mosquito production.
- e. Retain in a Grazing-Open Land category areas on the Land Use Map where location and natural conditions make lands well suited for grazing land, while considering for non-grazing use areas where urban encroachment has made inroads into grazing areas and where past official actions have planned areas for development.

3. Timber Land: The extensive pine and fir forests in the mountainous eastern third of the County are owned and managed, for the most part, by the U.S. Forest Service or by several large timber companies. Much of the timber is processed in large mills in Oroville and Chico. The manufacturing of lumber and wood products accounts for about 4% of the wage-and-salary employment in the County and a healthy share of basic income to the County economy. Timberland also has significant value for wildlife habitat, recreation and watershed protection. Following the provisions of the 1976 Forest Taxation Reform Act the County placed most of the best private timberland in a restrictive "Timberland Preserve Zone". This zoning reduces property taxes and thus encourages longer-range management policies.

Policy:

- a. Limit the use of timberland to forestry activities and compatible uses.
- b. Encourage "Timberland Preserve" zoning for all suitable sites.
- c. Encourage management of timberland to maintain long-term productivity.
- d. Retain in a "Timber Land" category areas on the Land Use Map where location and natural conditions make lands well suited for timberland, while considering for non-timber use areas where urban encroachment has been made inroads into timber areas and where past official actions have planned areas for development.

4. Water Resources: Due to the high precipitation levels in the Sierras, Butte County has an abundance of water resources in the form of large lakes, many reservoirs, an extensive irrigation and canal system, and a permanent ground water supply in the valley. The Feather River and the Sacramento

River are the key supply elements in enormous water projects providing for agricultural irrigation and domestic uses in distant parts of the State. Local use of our water resources by residents, industry and recreation is growing steadily. As the County grows, the potential also increases for degradation of water resources through pollution and erosion-sedimentation.

Policy:

- a. Maintain quantity and quality of water resources adequate for all uses in the County.
 - b. Support water development projects needed to supply local demands.
 - c. Control development in watershed areas to minimize erosion and water pollution.
 - d. Require proof of adequate water supply for all new development.
 - e. Conservation of water and energy will be considered in approving plans for new development.
 - f. Exercise constant vigilance in the protection against export of our ground water supply.
5. Air Resources: The relatively high quality of air resources which has attracted people to Butte County is gradually being affected by that growth. Climatic variables and the surrounding mountains create a significant potential for air pollution in the entire Sacramento Valley. Pollution problems are combustion by-products from vehicles and such stationary sources as burning of rice stubble and other wastes, space heating, industry and power plants. Air pollution can not only damage human health and impair visibility, but also has the potential to decrease the productivity of agricultural and industry. Air quality in this region is regulated mainly by the State Air Resources Control Board with increasing federal requirements and local involvement. In response, to the Clean Air Act Amendments of 1977, the Butte County Association of Governments has prepared an Air Quality Implementation Plan for attainment of federal ambient air standards.

Policy:

- a. Evaluate carefully the air pollution potential of all development plans and proposals.
6. Mineral Resources: The extensive gold mining activities of the 1800's and early 1900's have long since diminished to a number of small operations and recreational "panning", leaving behind tunnels, shafts, waterworks and cobbles. Nonetheless, the residual deposits left by hydraulic and barge mining operations have become a major mineral resource in their own right. The processing of sand, gravel and other building materials is currently the only large scale commercial mining activity in the County, although potentials do exist for future development of limestone, clay, silica sand and some metals.

Policy:

- a. Encourage extraction and processing of identified deposits of building materials and other valued mineral resources.
- b. Encourage the reclamation of lands subject to mineral extraction.

7. Energy Resources: The County's natural supply of combustible fossil fuels appears very limited at this time, consisting of several small underground deposits of natural gas along the County's western boundary. With numerous power plants operated by the Department of Water Resources, Pacific Gas and Electric and the Oroville-Wyandotte Irrigation District, the hydroelectric resources of the Feather River and its branches are among the largest and most developed in California. This method of power generation provides clean, inexpensive and reliable electric power for the entire grid system as well as substantial employment income, property taxes and revenues from power sales.

Policy:

- a. Encourage expansion, construction and efficiency of hydroelectric power plants in the County.
- b. Encourage the development of natural gas fields and other fossil fuel sources.
- c. Encourage the development of alternate forms of energy production, including solar power and burning of waste.
- d. Promote conservation of energy resources in reviewing proposed developments.

D. RESIDENTIAL DEVELOPMENT

1. Housing Supply and Variety: Housing which provides adequate shelter, security and space is basic to the welfare of all county residents. Satisfying these housing needs requires conservation and rehabilitation of existing housing and construction of new housing. Because the economic well-being of the County and satisfaction of housing needs are both dependent on balancing housing supply and demand, the County can best assist the housing market by assuring enough suitable space for new housing construction.

Policy:

- a. Establish appropriate zoning to provide sites (including various choices) to meet housing needs for the ensuing 20 years.
 - b. Provide a diversity of housing sites varying in size, density and location.
2. Densities: The distribution of County population and the needs for public services and facilities is largely determined by the densities of residences in

different areas of the County. Density is also important in its effect on the quietness, "elbow room" and overall quality of housing situations. The intensity of residential development is related to a number of factors, including the natural capabilities of property, the availability of public facilities, the value of property and proposed dwelling units, and the developing trend and characteristics of the surrounding area.

Policy:

- a. Correlate residential densities to soil, slope and other natural site characteristics.
 - b. Correlate residential densities to availability of water and sewage disposal and proximity to other public facilities.
 - c. Relate residential densities to intensity and compatibility of adjacent uses.
 - d. Balance residential densities with traffic-carrying capacities of existing and proposed circulation plans.
3. Commercial Uses: Small businesses in the home can provide self-employment and a degree of financial independence for the residents. Similarly, offices and commercial uses in residential areas can sometimes provide convenient services to area residents. Home businesses and some offices and services can be compatible with residential uses if sufficient limitations and conditions are placed upon the business activities. Several of the County's existing categories currently allow certain limited types of commercial use.

Policy:

- a. Allow home occupations and compatible types of commercial uses where approved of in residential areas.
 - b. Regulate visibility, employment, advertising, parking, etc. of businesses allowed in residential areas in order to maintain a predominantly residential character.
4. Agricultural Uses: Because plant crops and the raising of livestock and poultry require extensive space and can have offensive characteristics, such uses are not always compatible with urban residential development. At suburban and rural residential densities, however, agricultural uses are frequently desired and expected by residents and can be an acceptable accessory use with controls on the intensity of such use.

Policy:

- a. Allow agricultural uses and farm animals in designated residential areas where appropriate.
- b. Limit density of farm animals in relation to type of animal and parcel size.

E. ECONOMIC DEVELOPMENT

1. Economic Strength: Economic growth and vitality is based on a strong, stable and diversified economy that provides a wide range of meaningful employment and investment opportunities. Individuals who enter the business sector gain independence for themselves, create jobs for others and help to increase the tax base.

Policy:

- a. Provide sites and facilities to accommodate a variety of economic activities.
2. Property Rights: Enhancing the value of private property increases both the potential sales prices and the assessed value, bringing benefits to both the private and public sectors. The American concept of property rights requires the County to allow wherever possible a profitable economic use for each parcel and to maintain surrounding property values.

Policy:

- a. Maintain economic use and value of private property.
3. Commercial Services: The purpose and function of commercial facilities relates directly to the market demand for such services. The public derives the most value for its investments when individuals are encouraged to enter the market place who are willing to compete in offering goods and services in relation to "supply and demand".

Policy:

- a. Encourage a full range of commercial services at the regional, community and neighborhood levels.
 - b. Coordinate future commercial facilities with existing and proposed transportation systems, utilities and other public facilities.
 - c. Designate sufficient land for commercial facilities to fulfill needs for services and employment.
 - d. Encourage the grouping of convenience and service facilities into integrated centers.
 - e. Designate retail and service commercial areas in close proximity to residential development.
4. Manufacturing and Processing: In recent years industrial activity has assumed an increasing role in the economic growth of the County. A continued expansion of the industrial base will be necessary to provide sufficient employment opportunities and strengthen the economic base of the County.

Policy:

- a. Promote the development of new industry in the County.
 - b. Locate industry near major transportation facilities which carry raw materials, finished products and commuting workers.
 - c. Direct new industry to locations adequately served by major utilities and provide sufficient services and utilities to meet future industrial needs.
 - d. Promote the full utilization of existing industrial areas.
 - e. Encourage the grouping of industrial and heavy commercial uses into integrated industrial parks.
5. Compatibility of Business Activities: Not all commercial and industrial uses are compatible with each other or with other uses. Similar business uses sometimes group together to serve working relationships or to attract each other's customers. Industrial activities frequently have noises, odors or other characteristics which are offensive to residences, offices and retail commercial uses. A functionally efficient business environment is thus facilitated by the separation of incompatible types of use.

Policy:

- a. Relate the intensity and variety of commercial uses to the market accessibility of each site.
- b. Limit light commercial uses in planned industrial areas.
- c. Limit manufacturing and wholesale activities in light commercial areas.
- d. Limit residential uses in industrial and commercial areas.
- e. Encourage the separation of heavy industrial and residential area with other uses, natural barriers or public facilities.

F. PUBLIC FACILITIES

1. Circulation System: Taken together, streets, roads, airports, railroads, sidewalks and other transportation facilities constitute a major land use. The location and growth of communities and the local pattern of development are largely dependent on transportation systems. The interrelationship between transportation and land use is exemplified in the Government Code which requires the correlation of the Circulation Element with the Land Use Element of the General Plan. The Circulation Element adopted by the County in 1971 was supplemented in 1975 by a county-wide Regional Transportation Plan adopted by the Butte County Association of Governments.

Policy:

- a. Provide transportation facilities of all types to supply needs for rapid, efficient, comfortable, and safe passage of people and commodities.
- b. Provide a circulation system and plan that is consistent with and will support existing and proposed patterns and densities of land use.
- c. Anticipate public facilities needs so land acquisition and new construction will be timely and take place with a minimum of cost.

2. Water and Sewer System: Approximately 85% of the County's residents currently receive domestic water and/or sewer service from community systems. County Health Department guidelines allow much higher densities on property served by such systems than on parcels with individual wells and septic tanks. Consequently, the location of water and sewer lines largely determines the size and shape of urban development in the County. Because the extension of such lines so significantly affects government costs and land use patterns, all annexations to public systems must be reviewed and approved by the County-level Local Agency Formation Commission.

Policy:

- a. Encourage expansion of public water and sewer systems where development to be served conforms to adopted land use plans.

3. Drainage and Flood Control Facilities: The numerous winter rainstorms in this area frequently cause accumulations of standing water which can damage buildings and crops, block traffic flow and disrupt most land uses. In recent years the Sacramento River and marshy valley areas have occasionally experienced rather large scale flooding. Most of the urban areas and irrigated crop lands, however, are protected by a complex network of gutters, ditches, and overflow channels. Drainage problems are greatly increased by urban development and its buildings and pavement, both of which prevent ground absorption and increase surface run-off.

Policy:

- a. Plan drainage facilities to serve areas of future urban growth.
- b. Require adequate drainage improvements for new development.
- c. Encourage improvement of flood control facilities along the Sacramento River, while at the same time preserving the riparian habitat of the river.
- d. Direct future urban growth away from flood-plain areas.

4. Private Utility Lines: Most of the County obtains electrical power and telephone service from large companies whose regulation is almost totally in the hands of the State Public Utilities Commission. Similarly, the County has very little control over the non-governmental systems which provide domestic water service to the entire Chico urban area, part of the Oroville

urban area and several smaller communities. It is obvious, however, that the location of these private utility lines affects the timing and pattern of new development.

Policy:

- a. Encourage expansion of private utility systems consistent with County plans and policies.

5. Recreation Facilities: Butte County adopted a "Master Plan for Parks and Recreation" in 1952 and in 1971 adopted a Recreation Element as part of the General Plan. The County's role in recreation thus far has been limited to construction of the Lime Saddle Boat Ramp and allocation of state grants. Most recreation facilities in the county are managed by 4 cities, 5 special districts, the State Department of Parks and Recreation and the U.S. Forest Service. A total inventory of recreation facilities must also include the extensive sports facilities of local schools, Butte College and California State University, Chico and private enterprises such as golf courses, tennis and hunting clubs, race tracks, riding stables and bowling alleys. The health of the County's citizens benefits greatly from the variety of recreation opportunities and their continuing availability.

Policy:

- a. Work with public agencies to designate sites for new parks and recreation facilities.
 - b. Support development of commercial recreation facilities on suitable sites.
 - c. Encourage maximum recreational use of public schools.
6. Schools: Public schools in the County are presently operated by 10 elementary school districts, 2 high school districts, 4 unified school districts and the Butte Community College District. Because the quality of education is affected by the number of students in the school and classroom, careful coordination of school locations with land use plans is necessary to avoid over crowded or under utilized schools. Educational facilities also need locations easily accessible to their entire service area and away from noisy, disruptive or dangerous environments.

Policy:

- a. Provide information on projected population growth and development patterns to school districts to facilitate adequate school facilities.
- b. Consider proximity to students and compatibility of adjacent uses in locating schools.
- c. Relate land use to designated school sites.

7. Fire Stations and Other Public Buildings: The average time needed to respond to fire calls depends largely on road access and the location of fire fighting equipment and personnel. More than 20 stations providing year-round protection to valley areas are operated by the County, the four cities and two independent districts. Most foothill and mountain areas are served by community volunteer companies and seasonally by the State Division of Forestry and U.S. Forest Service. These government agencies and others serving this area require many offices, meeting rooms, garages, parking lots, storage areas and other structures. The efficient arrangement of these facilities and their location in proximity to the population served can maximize the level of service and minimize public costs.

Policy:

- a. Locate new fire stations with consideration to accessibility, future development and natural fire hazards.
 - b. Encourage central and convenient locations for all government buildings consistent with land use plans.
 - c. Encourage central and convenient locations for hospitals, meeting halls, private schools and other quasi-public uses.
8. Solid and Liquid Waste Disposal Facilities: The management and disposal of solid and liquid wastes is closely monitored by Federal and State governments. As a result of Government Code 66700 ET SEQ., Butte County adopted a solid waste management plan in 1975 for the purpose of setting forth a program for the storage, collection, processing and disposal of all solid wastes generated in the county. The collection and disposal of solid waste material is performed by several privately owned transfer stations and one central sanitary land-fill site which is owned by the county and leased to a private company for operation and management. The use, storage and disposal of liquid waste is regulated by the County Health Department in cooperation with the State Water Quality Control Board.

Policy:

- a. Protect the public health and safety of Butte County residents and the natural environment through efficient solid and liquid waste management practices.
- b. Support the continued review and study of alternate locations for the disposal of solid and liquid wastes.

G. ENVIRONMENTAL PRESERVATION

1. Quality of Environment: The relatively low intensity of land use in much of the County has created a generally safe and pleasant living and working environment. Many types of land use, especially some commercial and industrial activities, can be detrimental to the health and safety of nearby residents and workers. However, the blighting effects of many

"objectionable" uses can be minimized by requiring suitable locations and mitigating design measures.

Policy:

- a. Maintain public health and safety by requiring proper location and design for uses with offensive odors, dust, smoke, light, traffic, vibration, explosives, pollutants, insects and similar blighting influences.
2. Noise: The detrimental effects of noise is a subject of a separate element of the County's General Plan. The "Noise Element" adopted in 1977 contained several policies and implementation measures on noise that relate directly to land use planning. The most significant ones are summarized below.

Policy:

- a. Consider recommended noise levels in review of proposed development.
- b. Locate noise-sensitive uses away from airports.
- c. Control locations of noisy recreational activities and events.
3. Open Space: The low proportion of land presently devoted to intense urban uses is an indicator of the spacious and natural setting County residents now live in. Undeveloped areas are valuable not only for production of food and fiber but also for the diverse functions of maintaining air quality, defining community boundaries and identities, providing space for relaxation and recreation, and reminding urbanites of natural resources and rural activities.

Policy:

- a. Provide open space areas near and between designated urban areas on the Land Use Map.
4. Scenic Areas: The open character of the County and its variety of terrain and elevation provides many beautiful vistas and panoramas from rural highways. These picturesque natural landscapes are not only of value to existing residents but are also an attraction to tourists and new residents. Maintaining the benefits of scenic highways requires controls on development in scenic corridors and continual consideration of the view from the road. Following are policies from the Scenic Highways Element adopted in 1977 which affect land use.

Policy:

- a. Protect valuable scenic areas and parks for enjoyment by residents and visitors.
- b. Consider development of a system of scenic highways.

- c. Encourage compatible land use patterns in scenic corridors and adjacent to scenic waterways, rivers, and creeks.

5. Biological Habitat: The County has a variety of wildlife species dependent on protection of their natural habitat for continual survival. The high mountain areas provide summer range for deer herds; the lower foothills provide winter range. Marsh areas and vegetation along streams are home for many waterfowl, game birds and other small animals. Lake Oroville and the County's larger streams are highly valuable habitats for trout, salmon, bass and other game fish. Several rare and/or endangered plants and animal species are found within the County.

Policy:

- a. Regulate development in identified winter deer ranges to facilitate the survival of deer herds.
 - b. Prevent development and site clearance other than river bank protection of marshes and significant riparian habitats.
 - c. Limit development which would increase sediment loads in prime fishing waters.
 - d. Regulate development to facilitate survival of identified rare or endangered plants and animals.
6. Natural Areas: A small portion of the Plumas National Forest land within the County is included in the officially designated Feather Falls Scenic Area and the National Wild and Scenic River (Middle Fork of the Feather River). Several areas near the northeast County boundary are now being considered for wilderness designation. The State of California manages two large areas for recreation and wildlife habitat: the Grey Lodge Waterfowl Management Area and the borrow area along the Feather River.

Policy:

- a. Encourage the creation and expansion of natural and wilderness areas.
7. Archaeological Sites: Evidences of pre-historic human activities have been found throughout the County but especially along fishing streams in the foothill oak areas. Our knowledge of early Native American culture depends almost entirely on the examination of these archaeological sites and their contents. California law now requires investigation of identified archaeological sites during the environmental review process.

Policy:

- a. Identify and evaluate all cultural resources impacted proposed projects before approval and development.

- b. Preserve significant sites or require their detailed investigation by competent archaeologists.
8. Historical Sites: The first substantial settlements of white Americans in Butte County began in the 1840's. The gold mining settlements which constituted

most of the early development eventually disappeared but left many traces in the form of buildings, mines, canals, roads, tools, coins, etc. Many of these artifacts are preserved in place, in museums or just with commemorative plaques.

Policy:

- a. Encourage preservation of significant historical sites.

NATURAL HAZARDS

1. Fire Hazards: Most of the mountain and foothill areas of the County have a significant natural fire hazard whose severity varies with vegetation, slope and elevation. The number of wildfire occurrences is increasing along with the increase in visitors and new residents. Fire control and suppression in rural areas is often restricted by inadequate water supplies and protection services. Existing policies on fire hazards are contained in the Safety Element adopted in 1977 and are restated below.

Policy:

- a. Consider fire hazards in all land use and zoning decisions, environmental review, subdivision review and the provision of public services.
 - b. Guide development to areas with adequate fire protection services.
2. Seismic Hazards: Butte County contains many known geologic fault lines; and a number of minor earthquakes have occurred in the area in historic times. The largest movement and damage came with the Oroville-Palermo earthquake of August 1975 and related tremors. The associated Cleveland Hill fault east of Oroville showed two miles of surface cracking at that time and is the only fault in the County to be declared a Special Studies Zone by the State.

Policy:

- a. Consider the most recent information on seismic hazards in all zoning and subdivision decisions.
 - b. Restrict development along known active fault areas.
3. Flood Hazards: Despite the construction of numerous dams, levees and diversion channels, there are still extensive valley areas subject to occasional flooding. In peak rain years, major flooding can occur along the Sacramento River, lower Butte Creek and lower Honeycut Creek. Localized drainage problems also plague many other small areas in the valley.

Policy:

- a. Limit development in areas with significant drainage and flooding problems until adequate drainage or flood control facilities are provided.
4. Geologic Hazards: The risk of landslides is greatest in areas with steep slopes, weak rock and high rainfall; some areas around Lake Oroville and its branches have very high risk. Erosion potential varies by the same factors but is greatest in granite areas. Findings and policies on these subjects and other geologic hazards are presented in the Safety Element adopted in 1977.

Policy:

- a. Correlate allowable density of development to potential for landslides, erosion and other types of land instability.

IV. LAND USE CATEGORIES

A. FUNCTIONAL SEPARATION

The above policies express County desires and objectives on future development and are implemented largely by applying them to the arrangement of various uses on a map. The translation of policies to map form requires a set of land use classifications to serve as a map legend and as possible choices for designating the proposed general distribution of uses.

Land use categories combine similar and compatible activities into groups with differing needs for location and space. Agriculture, forestry, mining, outdoor recreation, environmental preservation activities and other "open space" uses generally require extensive land areas with little structural development and few residents. In contrast to land and resource-oriented uses, most residential, commercial, industrial and public uses occupy small areas of land intensely developed with buildings, pavement, and human activities. Because of employment, service needs and travel time, urban uses are more location-oriented than rural uses and require sites in proximity to each other. The various location and space requirements of land uses can only be satisfied by separating uses into categories and attempting to provide suitable sites for each category.

B. PRINCIPLES AND STANDARDS

The following categories and associated standards for development, when applied to the land use plan map, together provide the framework for determining consistent zoning and judging development proposals.

A complete explanation of the format and subjects used for category description is presented here and immediately followed by the principles and standards for the legend categories used on the County's land use plan maps.

Primary Uses: The proposed development pattern is to be illustrated through the designation and arrangement of general categories of land uses. The title of each category refers to the predominant character of an area, and the description of primary uses defines the intended principle uses in that area. Providing suitable locations and space for the primary uses is the basic purpose of each category.

Secondary Uses: This section includes other appropriate uses which are less extensive but similar, compatible or necessary to the primary uses. It is assumed that the terms include necessary and customary subordinate uses incidental to the stated uses.

Site Designation Criteria: The statements present the preferred site attributes for this category. Using the criteria to choose the appropriate category requires a comprehensive evaluation of natural characteristics, public facilities, existing development and growth trends of every site and the surrounding area. The criteria for each category are not intended to be conclusive and mutually exclusive, but rather as basic guidelines. Consequently, some sites may appear to be suited for more than one or perhaps none of the categories. Such areas should be assigned to the category whose uses and standards seem most compatible to the site characteristics.

Intensity of Use: Specific limitations on parcel sizes and residential densities are indicated for most categories. Other uses which should be restricted in some fashion are also presented. Each zone should regulate all uses as need to maintain primary uses and protect adjacent uses.

Consistent Zones: According to Government Code Section 65860, a local zoning ordinance and adopted general plan are consistent only if:

"The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses and programs specified in such a plan."

The prescribed zones for each category represents a collection of all current county zoning classifications which could be consistent to that category. This consistency determination, however, is insufficient as it only related zoning regulations to category provisions and not to the application of policies and implementation measures to specific proposals. The consistent zones listed in each category, therefore, relate to the intended primary and secondary uses only and not to other policy or implementation considerations. The consistency of zoning regulations is further considered in the "Implementation Program" section.

Zoning Factors: These are subjects which are to be considered in the evaluation of consistent zones and the choice of the most appropriate zoning classification. Like site designation criteria, the use of these factors requires extensive analysis of site characteristics and evaluation of individual situations. These factors should guide decisions on residential densities and intensity of use for rezonings, use permits and all development proposals.

ORCHARD AND FIELD CROPS

Primary Uses:

Cultivation, harvest, storage, processing, sale and distribution of all plant crops, especially annual food crops.

Secondary Uses:

Animal husbandry and intense animal uses, resource extraction and processing, hunting and water-related recreation facilities, dwellings, airports, utilities, environmental preservation activities, public and quasi-public uses, home occupations.

Site Designation Criteria:

1. Soil conditions well suited for plant crop operations.
2. Adequate water supply.
3. Predominate parcel sizes of 5 acres or more.
4. Used for crop production or secondary uses.
5. Adjacent uses compatible with primary and secondary uses.

Intensity of Use:

Minimum parcel size of 5 acres. One single-family dwelling per parcel with additional housing for on-site-employees.

Consistent Zones:

A-20 thru A-160, RC & PQ.

Conditionally Consistent Zones:

A-5, A-10, subject to findings of conformance with Conditional Zoning and Development Criteria listed below.

Conditional Zoning and Development Criteria:

1. Predominate existing parcel sizes range from 5 to 10 acres.
2. Adjacent to or in the general vicinity of urban boundaries.
3. Present status of agricultural production will not be significantly impaired.

Zoning Factors:

1. Existing parcel sizes and dwelling densities.
2. Proximity to urban development.
3. Effects on adjacent uses.
4. Potential for pest insect breeding.
5. Economic viability.
6. Local desires.

GRAZING AND OPEN LAND

Primary Uses:

Livestock grazing, animal husbandry, intense animal uses and animal matter processing.

Secondary Uses:

Resource extraction and processing, forestry, plant crops, agricultural support services, outdoor recreation facilities, airports, dwellings, utilities, environmental preservation activities, public and quasi-public uses and home occupations.

Site Designation Criteria:

1. Natural conditions poorly suited for plant crops or timber.
2. Predominate parcel sizes of 40 acres or more.
3. Used for grazing and secondary uses.
4. Adjacent uses conducive to livestock grazing.

Intensity of Use:

Minimum parcel size of 40 acres. Where a PA-C is used the minimum gross density could vary from 20 to 40 acres per dwelling unit provided at least 80% of the total acreage of a project is set aside for open space uses. One single-family dwelling per parcel with additional housing for on-site employees.

Consistent Zones:

TM-40 thru TM-160, A-40 thru A-160, FR-40 thru FR-160, R-C, C-F, TP-160, PA-C.

Zoning Factors:

1. Existing parcel sizes and dwelling densities.
2. Livestock carrying capacities.
3. Slope.
4. Proximity to urban development.
5. Effects on adjacent uses.
6. Local desires.

TIMBER-MOUNTAIN

Primary Uses:

Forest management and the harvesting and processing of forest products.

Secondary Uses:

Animal husbandry, resource extraction and processing environmental preservation activities, outdoor recreation facilities, dwellings, utilities, public and quasi-public uses, home occupations, and airports.

Site Designation Criteria:

1. Climates, slope and soils generally suitable for conifer forests and commercial timber production.
2. Predominate parcel sizes of 40 acres or more.
3. Ownership by U.S. Government or timber companies.
4. Adjacent uses conducive to timber production.

Intensity of Use:

Minimum parcel size of 40 acres. Where a PA-C is used the minimum gross density could vary from 20 to 40 acres per dwelling unit provided at least 80% of the total acreage of a project is set aside for open space uses. One single-family dwelling per parcel with additional housing for on-site employees.

Consistent Zones:

TM-40 thru TM-160, A-40 thru A-160, FR-40 thru FR-160, R-C, C-F, TP-160, and PA-C.

Zoning Factors:

1. Existing parcel sizes and dwelling densities.
2. Slope.
3. Elevation.
4. Road access.
5. Effects on adjacent uses.
6. Local desires.

AGRICULTURAL RESIDENTIAL

Primary Uses:

Agricultural uses and single-family dwellings at rural densities.

Secondary Uses:

Animal husbandry, forestry, intense animal uses, home occupations, nursing, outdoor recreation facilities, environmental preservation activities, airports, utilities, public and quasi-public uses, group quarters, care homes and transient lodging.

Site Designation Criteria:

1. Beyond service areas of community water and sewer systems.
2. Less than 30% slopes.
3. Adjacent or near to existing roads and public utilities.
4. Not within floodplains or known active faults.
5. Past official actions.

Intensity of Use:

Minimum parcel size of one to forty acres. One single-family dwelling per parcel. Home occupations, farm animals, other uses and setbacks regulated to maintain rural character.

Consistent Zones: A-20, A-40, TM-20, TM-40, FR-20, FR-40, & C-F

Conditionally Consistent Zones: A-5, A-10, TM-1 thru TM-10, FR-2 thru FR-10, SR-1, AR-MH-3, RT-1A, & PA-C, subject to findings of conformity with Conditionally Zoning and Development criteria listed below.

Conditional Zoning and Development Criteria:

1. Compatible with neighboring agricultural activities.
2. Evidence of adequate water and sewage disposal capacity.
3. Availability of adequate fire protection facilities.
4. Adequately maintained approved road access with sufficient capacity to service area.
5. Reasonable accessibility to commercial services and schools.

Zoning Factors:

1. Existing parcel sizes and residential densities.
2. Slope.
3. Soil conditions and water availability.
4. Effects on adjacent uses, crop production, livestock grazing, forestry, resources extraction and wildlife habitat.
5. Proximity to public roads and other public facilities.
6. Distance from airports, railroads and industrial uses.
7. Existing utilities and drainage facilities.
8. Potential for surface cracking, landslides and erosion.
9. Effects on noise, traffic flow and safety, water quality, air quality, wildlife habitat and general environmental quality.
10. Local desires.
11. Potential for pest insect breeding.

FOOTHILL AREA RESIDENTIAL

Primary Uses: Single family dwellings at rural densities.

Secondary Uses: Agricultural uses, animal husbandry, home occupations, resource extraction and processing, forestry, outdoor recreational facilities, environmental preservation activities, airports, utilities, public and quasi-public uses, dwellings, group quarters, care homes, and other secondary uses which are consistent with the Foothill Area Residential designation.

Site Designation Criteria:

1. Needed for rural foothill residential development within 20 years.
2. Not important for the maintenance of commercial livestock, forestry or agricultural industries of Butte County.
3. Located in rural foothill areas outside of the urban communities.
4. Located beyond the service areas of community water and sewer systems.
5. Having topography, slope and soil conditions conducive to foothill rural residential development, in conformity with safety, health, and environmental requirements.
6. Adjacent or near to existing roads and public utilities.
7. Past official actions.

Intensity of Use: Minimum parcel size of one to forty acres, with the specific density being subject to the zoning factors and development criteria listed below.

Consistent Zones: FR-5, FR-10, FR-20, FR-40, FR-160, A-5, A-10, A-20, A-40, A-160, AR-5, SR-5, TM-5, TM-10, TM-20, TM-40, TM-160, C-F, R-C, P-Q, and PA-C (5 acre minimum).

Conditionally Consistent Zones: FR-2, AR-MH-1, AR-MH-3, SR-1, SR-3, TM-1, TM-2, TM-2 1/2, RT-1A, P-Q, FR-5, AR-5, SR-5, TM-5, A-5, PA-C, subject to findings of conformity with Conditional Zoning and Development criteria listed below.

Zoning Factors and Development Criteria:

1. Compatible with neighboring development activities.
2. Evidences of adequate water and sewage disposal capacity.
3. Availability of adequate fire protection facilities and law enforcement protection.
4. Adequately maintained approved road access with sufficient capacity to service area.
5. Reasonable accessibility to commercial services and schools.
6. Slope.
7. Soil conditions and water availability.
8. Effects on adjacent uses.
9. Proximity to public roads and other public facilities and public utilities.
10. Potential for surface cracking, landslides, and erosion.
11. Effects on noise, traffic flow and safety, water quality, air quality, wildlife habitat and general environmental quality.
12. Local desires.

LOW DENSITY RESIDENTIAL

Primary Uses:

Detached single-family dwellings at urban densities.

Secondary Uses:

Agricultural uses, animal husbandry, home occupations, outdoor recreation facilities, utilities, public and quasi-public uses, group quarters and care homes.

Site Designation Criteria:

1. Needed for urban residential development within 20 years.
2. Adequate water supply.
3. Sewers available or natural conditions suitable for septic tanks.
4. Adjacent or near to existing utilities, roads and single-family residential development.
5. Good accessibility to commercial services, schools, fire protection and other community facilities.

Intensity of Use:

Zoning allows net parcel sizes of one acre to 6,500 square feet. One single-family dwelling per parcel with other residential uses limited to a maximum density of 6 dwelling units per gross acre. * Home occupations, farm animals, other uses and setbacks regulated to maintain single-family residential character.

Consistent Zones:

R-1, R-1 A & C, RT-1, RT-1A, ASR, M-R, S-R, SR-5, SR-1, TM-1, R-MH, PA-C.

Zoning Factors:

1. Existing parcel sizes and residential densities.
2. Availability of sewers or suitability for septic tanks.
3. Effects on adjacent uses, water quality, air quality, noise, traffic flow and safety, and general environmental quality.
4. Proximity to major streets, commercial services and all public facilities.
5. Distance from airports, railroads and industrial uses.
6. Existing utilities, walkways and drainage facilities.
7. Local desires.

* Developments with densities in excess of 4 dwelling units per gross acre utilizing septic waste disposal systems must meet Health Department requirements and be clustered (PA-C) or be provided with sewer service.

Amended by the Housing Element 10-29-81

MEDIUM DENSITY RESIDENTIAL

Primary Uses:

A mixture of urban residential uses, including, detached single-family homes, condominiums, multiple-dwelling structures, mobile home parks, group quarters and care homes.

Secondary Uses:

Home occupations, professional and business offices, outdoor recreation facilities, utilities, public and quasi-public uses.

Site Designation Criteria:

1. Needed for urban residential development within 20 years.
2. Adequate water supply.
3. Sewers available or natural conditions well suited to septic tanks.
4. Adjacent or near existing utilities and urban development.
5. Excellent accessibility to commercial services, schools, fire protection and other community facilities.

Intensity of Use:

Zoning allows net parcel size of 6,500 square feet. Maximum density of 13 dwelling units per gross acre with group quarters and care homes limited to similar densities. * Home occupations, commercial uses, other uses and setbacks regulated to maintain residential character.

Consistent Zones:

R-1, R-1 A & C, RT-1, ASR, S-R, SR-5, R-MH, A-R, R-2, R-3, R-4, AR-MH, MHP, PA-C.

Zoning Factors:

1. Existing parcel sizes and residential densities.
2. Method and capability of sewage disposal.
3. Effects on adjacent uses, water quality, air quality, noise, traffic flow and safety, and general environmental quality.
4. Proximity to major streets, commercial services and all public facilities.
5. Distance from airports, railroads and industrial uses.
6. Existing utilities, walkways and drainage facilities.
7. Local desires.

* For areas dependent upon septic tank waste disposal, soil conditions and the effluent volume based on the number of bedrooms will determine the actual number of units per acre not to exceed 13 dwelling units per gross acre in any case.

Amended by the Housing Element 10-29-81

HIGH DENSITY RESIDENTIAL

Primary Uses:

Higher-density urban residential uses, including condominiums, multiple-dwelling structures, mobile home parks, group quarters and care homes.

Secondary Uses:

Home occupations, professional and business offices, outdoor recreation facilities, utilities, public and quasi-public uses.

Site Designation Criteria:

1. Needed for higher-density urban residential development within 20 years.
2. Within service areas of community water systems.
3. Sewers available or natural conditions well suited to septic tanks.
4. Adjacent or near existing utilities and urban development.
5. Excellent accessibility to commercial services, schools, fire protection and other community facilities.

Intensity of Use:

Zoning allows parcel sizes of 6,500 square feet. Maximum density of 20 dwelling units per gross acre with group quarters and care homes limited to similar densities. Home occupations, commercial uses, other uses and setbacks regulated to maintain residential character.*

Consistent Zones:

A-R, AR-MH, R-2, R-3, R-4, MH-P, PA-C.

Zoning Factors:

1. Existing parcel sizes and residential densities.
2. Method and capability of sewage disposal.
3. Effects on adjacent uses, water quality, air quality, noise, traffic flow and safety, and general environmental quality.
4. Proximity to major streets, commercial services and public facilities.
5. Distance from airports, railroads and industrial uses.
6. Existing utilities, walkways and drainage facilities.
7. Local desires.

* For areas dependent upon septic tank waste disposal, soil conditions and the effluent volume based on the number of bedroom will determine the actual number of units per acre not to exceed 20 dwellings per gross acre in any case.

Amended by the Housing Element 10-29-81

COMMERCIAL

Primary Uses:

Structures and activities providing a full range of merchandise and services to the general public.

Secondary Uses:

Wholesale storage and distribution, processing and manufacturing, transient lodging, dwellings and group quarters, home occupations, utilities, public and quasi-public uses.

Site Designation Criteria:

1. Needed for commercial development within 20 years.
2. Good road accessibility to service area or traveling public.
3. Adjacent or near utilities, walkways and commercial development.
4. Less than 20% slopes.
5. Adequate fire and police protection.
6. Adequate water supply and sewage disposal capabilities.

Intensity of Use:

Minimum parcel sizes, dimensions and setbacks to facilitate commercial development. Residential and industrial uses limited to minimize conflicts with commercial uses.

Consistent Zones:

C-1, C-2, C-C, H-C, N-C, PA-C, R-4, S-H.

Zoning Factors:

1. Existing types of commercial and non-commercial uses in area.
2. Traffic volumes on nearby streets.
3. Number of residents in service area.
4. Parcel sizes.
5. Effects on adjacent uses, water quality, air quality, noise, traffic flow and safety, and general environmental quality.
6. Local desires.

INDUSTRIAL

Primary Uses:

Processing, manufacturing, packaging, storage and distribution of goods and commodities.

Secondary Uses:

Light commercial uses, dwellings, utilities, public and quasi-public uses.

Site Designation Criteria:

1. Needed for industrial development within 20 years.
2. Adequate water supply and sewage disposal capabilities.
3. Adjacent or near utilities and industrial development.
4. Adjacent or near arterial roads, railroads or major airports.
5. Less than 20% slopes.
6. Adequate fire and police protection.
7. Not immediately adjacent to residential uses.

Intensity of Use:

Minimum parcel sizes, dimensions and setbacks to facilitate intense industrial development. Residential and light commercial uses limited to minimize conflicts with industrial uses.

Consistent Zones:

M-1, M-2.

Zoning Factors:

1. Existing types of industrial use in area.
2. Parcel sizes.
3. Effects on adjacent uses, water quality, air quality, noise, traffic flow and safety, and general environmental quality.
4. Local desires.

SOLID WASTE MANAGEMENT FACILITY

Purposes:

To identify existing solid waste facilities including landfills, dumps, and solid waste transfer stations, expansion areas and to reserve future sites.

A potential site for a solid waste facility or site expansion may be designated on the land use map only when land uses authorized in the applicable city or County General Plan adjacent to or near the site expansion or potential site are compatible with the establishment or expansion of the site are compatible with the establishment or expansion of the site for a solid waste facility.

The solid waste management designation shall preempt the property from being concurrently used for residential purposes.

When a property is designated solid waste management facility, the underlying General Plan designation shall be retained to show the planned future land use.

The solid waste management designation shall be retained on the property until one of the two following conditions are met:

1. The site has been closed and fully reclaimed to Solid Waste Management Board, Regional Water Quality Control, and other regulatory agency standards; or
2. The site was a designated expansion area or reserved site never utilized, and determined to be inconsistent with surrounding land uses or the Butte County Solid Waste Management Plan.

Adopted: 11/19/85
Resolution: 85-191

TABLE

Primary Uses:

Large facilities owned and operated by government agencies including schools, colleges, airports, dams and reservoirs, disposal sites, recreation facilities, conservation areas, fire stations and other government buildings and property.

Secondary Uses:

Hospitals and other large quasi-public uses, housing for students or on-site employees, utilities.

Site Designation Criteria:

1. Needed for public use within 20 years.
2. Adequate utilities, water supply and sewage disposal capabilities.
3. Suitable location and road access for type of use.
4. Adequate police and fire protection.
5. Sufficient space for future expansion.

Intensity of Use:

No standards, except where necessary to protect adjacent uses and public welfare.

Consistent Zones:

P-Q and any zone which allows permitted uses and public and quasi-public uses.

Zoning Factors:

1. Size of parcel and proposed use.
2. Permanency of facility.
3. Protection of surrounding residences and other uses.
4. Suitability of site for proposed use.
5. Effects on water quality, air quality, noise, traffic flow and safety, and general environmental quality.
6. Local desires.

V. IMPLEMENTATION PROGRAM

A. Land Use Plan Maps

1. SCALE AND INTERPRETATION: The comprehensive land use map for Butte County is essentially one official map. The land use element "map", however, consists of a single over-all map of Butte County which depicts the land use designations in the rural areas of the county. Separate land use maps are provided for each of the areas around the five incorporated areas. In addition, the county is divided into planning areas (based on census tracts). The designated land uses for these areas are displayed on maps having a larger scale than the over-all county comprehensive land use map. The purpose is to provide greater detail for the urban and community areas. The small communities in the county will have maps of larger scale and detail taken for these areas. As each planning area map is amended and adopted, the detail of land uses for these areas will be found on their respective land use plan map. Ultimately, these planning area maps with greater data will be used in conjunction with the more generalized map.

The Government Code recognizes the general plan as consisting of a diagram or map in addition to a text which sets forth policies and standards for development.

Section 65302 reads:

"The general plan shall consist of a statement of development policies and shall include a diagram or diagram and text setting forth objectives, principles, standards, and plan proposals."

The text defines guidelines for development and establishes the framework for making judgments and decisions on land use and planning concerns.

When this general plan is reviewed as to consistency with any project, reliance for any finding of consistency or inconsistency shall not be solely based on the land use map.

As an example, Government Code 65860 defines the requirement of consistency as regards rezoning as:

"The various land uses authorized by the ordinance are compatible with the objectives, policies, general land uses, and programs specified in such a plan."

Government Code 66473.5 dealing with subdivision, in defining consistency, states:

"A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses and programs."

Government Code 85402 requires that prior to acquisition or disposition of property that such proposed action be reviewed as to "conformity" with the general plan.

Thus, it is readily apparent that the required consistency finding for either a subdivision or zoning may not be based solely on a map determination, but rather upon the objectives, policies, general land uses and programs specified in the entire general plan.

Due to their "general" and long-term nature, land use plan maps do not need, nor ordinarily show, precise locations and definite boundaries. For this reason, land use plan maps do not operate as, or in the place of, zoning maps.

Implementation:

- a. Land use plan maps shall have an appropriate scale as determined by the Planning Director (generally 1" = 4 miles for the over-all maps, 1" = 2,000 feet for urban and planning areas and 1" = 400 or 800 feet for special circumstances).
 - b. The decision-making agency shall decide which land use category is the more appropriate where development sites are split by or adjacent to indefinite category boundaries not following known physical feature or property lines.
 - c. Proposed uses that would be inconsistent with the land use plan map designations, but are surrounded by the contiguous to similar existing uses shall be considered consistent with the land use plan map.
2. MAP REVISION: Butte County adopted its first land use plan map in 1966. A new comprehensive land use map was adopted with the 1971 land use element.

For the reader and decision-maker to really understand proposed land use patterns land use plan maps show whole communities, whether they are small rural residential communities or complex urban areas. Focusing on an entire community area facilitates understanding existing growth trends, future growth estimates and allocating sufficient land. A community-wide focus during the development of plan maps similarly builds community identity and pride and engenders a wide base of public support for planning proposals.

The designation of land from one category to another requires considerable research and analysis. Both determining the relevancy of each adopted policy and choosing a category requires evaluation of a variety of specific data such as existing development, natural resources, soil conditions, utilities and growth trends. Only when this information is presented in a complete and well-organized fashion is the public able to participate effectively and the County prepared to render reasonable decisions.

Implementation:

- a. Planning staff shall prepare and the Commission shall adopt land use plan map boundaries for each community or area of the county.
- b. Before holding public hearings, planning staff shall prepare and present a comprehensive report of all relevant policies and environmental considerations.
- c. The County shall seek wide public participation before and during consideration of map amendments through the use of public meetings, local groups, questionnaires and other methods and notification of affected property owners.
- d. Before approving land use plan map amendments, the Commission and Board shall each hold at least one public hearing after notifying all affected property owners.

B. ZONING

1. Consistency: The zoning ordinance is a set of districts with different regulations on permitted uses, residential densities, lot sizes, signs, parking, and the intensity and placement of structures. The written text of the ordinance must be accompanied by maps dividing the entire jurisdiction into zoning districts. The immediate effect, detailed regulations and precise boundaries of the zoning ordinance make it the most effective tool available for controlling physical development according to County policies.

State law had always recommended zoning to reflect adopted general plans, but it was not until 1974 that local zoning ordinances and general plans were required to be consistent. The remaining inconsistencies between the County zoning ordinance and the land use plan map reflects several distinct types of planning problems:

- a. Portions of the County are still included in the "A-2" and "A-2 Limited" zoning districts which allow all uses, though some require a conditional use permit. These two general zones do not reflect either the text or maps of the General Plan and thus have not been listed as "Consistent Zones" for any of the land use categories described above.
- b. This new text was made imperative because of the difficulties of trying to use the 1971 land use element as a guide in securing consistent zoning and in initiating land use map amendments. It is believed that zoning consistency in many areas will be greatly improved by the clarification of policies and standards and by future map amendments reflecting current data and complete site evaluation.
- c. There are a number of minor inconsistencies between existing zones and the existing land use categories which could be remedied through rather

simple changes in the zoning regulations. A few obvious examples would be: deleting intensive residential uses from the list of conditional uses in the "A-R" and "T-M" zones, requiring use permits for residential uses in the commercial zones; increasing the minimum lot sizes of the "S-H" and "M-R" zones; and setting maximum densities for the "R-2", "R-3" and "R-4" zones.

It is important to note that urban categories (Residential, Commercial and Industrial) require zoning which allows urban uses and densities immediately. The greater range of consistent zoning classifications allowed in the rural categories (Orchard and Field Crops, Grazing and Open Land, Timber-Mountain and Rural Residential), places more attention and emphasis on zoning to determine densities.

Implementation:

- a. The County shall eliminate the "A-2" and "A-2 Limited" zones through the rezoning of such areas to more consistent classifications as soon as practical.
 - b. The zoning ordinance shall be reviewed and amended as necessary to consistently reflect the policies and standards of this element.
2. INITIATION OF REZONING. The zoning ordinance allows changes in zoning district boundaries only when requested by the Planning Commission, by the Board of Supervisors or by a petition of the owners of at least 60% of the property to be rezoned. Until recent years most rezonings were initiated formally or informally by the property owners affected. Since legal consistency with the General Plan has become an issue, several large rezonings of valley agricultural land have been initiated by the County Planning Commission. Developing and initiating consistent zoning proposals concurrently with land use plan map changes improves public participation, clarifies consistency relationships and integrates the environmental review process. Indeed, state law requires that consistent zoning be adopted within a reasonable time after a general plan change.

Implementation:

- a. Planning Staff shall review consistency of zoning proposals with private applicants at the time of application and with the Planning Commission before initiation of rezoning.
- b. The County shall establish precise zoning of all unincorporated areas consistent with the proposals of this element.
- c. All land use plan map changes should be immediately followed by consistent rezoning.

C. DEVELOPMENT REVIEW

1. USE PERMIT AND VARIANCES: In most of the County's zoning classifications, a use permit is required for some uses which might be incompatible or objectionable to the other permitted uses. These uses are also called "conditional" uses because the approval of a use permit may be conditioned upon specific requirements for hours of operation, fencing, parking, building size and location, dedication, street improvements, drainage facilities, and other conditions reasonably related to the proposed use. A use permit is also required when a legal nonconforming use is changed to a more restrictive use or a use of the same nature. Applications for use permits are presently administered by the Planning Commission, although the law allows this function to also be performed by either a zoning administrator or other special committee appointed by the Board of Supervisors.

According to the County's zoning ordinance, the Planning Commission may grant use permits when it finds that the proposed use will not impair the integrity or character of the zone, will not be unreasonably incompatible with or injurious to surrounding properties, and will not be detrimental to the health, welfare and safety of the County and people living or working nearby.

The Planning Commission also reviews applications for variances to zoning requirements for lot size and dimensions and building setbacks. According to state law, variances can be granted only when the requirements would deprive the property of privileges enjoyed by nearby property in the same zone, and when approval of a variance will not constitute a special privilege or permit an unauthorized type of use. Like use permits, variances can be subject to reasonable conditions and are not now required to be consistent with the General Plan.

Implementation:

- a. Conditions for approval of use permits and variances should serve to maintain primary uses in the area or to allow a continuation of a legal nonconforming use.
2. SUBDIVISIONS AND LAND DIVISIONS: The details of the ultimate arrangement of individual land uses are largely controlled by regulations on the subdivision of land. Butte County's subdivision ordinance was first adopted in 1949, 5 years before the zoning ordinance and has been revised many times since. The stated purposes of the ordinance are to insure the orderly development of land to implement state subdivision laws and to:

"...effectuate the General Plan, specific plans and adopted community plans of the County relative to the subdivision of land."

The review and approval of subdivisions per ordinance requirements was performed by the Planning Commission until 1976 but, now is administered by a committee of County staff members. This "Advisory Agency" is required to review a report from the planning director on the relationship of each proposed

subdivision to the State Map Act, the County's subdivision ordinance, the zoning ordinance, other ordinances, the General Plan, specific plans and community plans. If they determine an application is inconsistent with the general plan or any other applicable plans adopted by the Board of Supervisors, the Advisory Agency must disapprove the project.

The subdivision ordinance sets design standards not only for lot dimensions and configuration, but also for the locations, widths, alignments, grades and surfacing of new streets; for the improvement of existing rights-of-way; for the installation of curbs, gutters, sidewalks, fire hydrants, private utilities, sewers and drainage facilities; for dedication of park land; and for any other aspect of the entire subdivision "as may be necessary or convenient to insure conformity to or implementation of the General Plan or an adopted specific plan of the County". Land use plans, zoning regulations and community preferences are now considered in improvement requirements only as far as they influence the above size and location of lots. The lack of specific community plans for streets, parks and drainage facilities has often delayed or prevented installation or dedication.

Implementation:

- a. Consistency with the provisions of this element shall be a condition of approval of all proposed divisions of real property reviewed by the County.
- b. Subdividers shall be required to meet all design standards necessary to implement this element and provide improvements made necessary by their project.
- c. Land use designations, zoning classifications, street functions, and community preferences shall be considered in the development of improvement standards.
- d. The County shall prepare street and drainage plans for areas which are designated for urban uses on land use plan maps.
- e. The County shall work with local recreation agencies to properly amend the Recreation Element of the General Plan so as to permit dedication of land for park purposes.

3. ENVIRONMENTAL REVIEW: The California Environmental Quality Act (CEQA) was passed in 1970 to ensure that government agencies give adequate consideration to possible environmental effects in their review and approval of construction activities and development projects. Since 1973 the county has fulfilled CEQA provisions by requiring environmental review for public facilities, general plan changes, rezonings, use permits, variances, subdivisions, land divisions, annexations and other types of development projects. Projects are reviewed through an initial study to determine possible effects on the environment. The initial study must specifically determine if the proposal will result in significant alteration of the planned land use of an area or is in significant conflict with established uses. If a substantial adverse environmental impact is identified, then

an Environmental Impact Report is prepared which describes all significant effects, especially those which are unavoidable, irreversible, cumulative, controversial or growth-inducing.

Implementation:

- a. The County's environmental review process shall consider the concerns of all policies of the entire general plan and possible effects on all existing and planned land uses.

D. COORDINATION OF PLANS

1. CITY PLANNING ACTIVITIES: The four cities in Butte County have much the same planning and zoning powers as the County, including developing general plans for areas beyond their jurisdiction boundaries if the need is apparent. The actual enforcement of zoning and subdivision regulations, however, is limited to areas within current boundaries of each respective jurisdiction. Consequently, neither the County or cities maintain absolute authority to implement their general plans throughout their planning areas. The obvious need for city-county cooperation in the development and implementation of plans is made even more apparent by the fact that almost one-third of Butte County's residents now reside within city boundaries, another third live in adjacent urban areas, and another 20% live in a community with growing support for incorporation.

The Government Code provides several mechanisms for coordinating the plans of cities and counties. Both are required to seek comments from the other when considering general plan amendments and consult with public agencies generally to secure maximum coordination of plans. Planning law also allows the cities to adopt applicable portions of the County General Plan and the County to adopt city general plans.

Since the county currently controls development in areas which may eventually lie within city boundaries, cities which are contemplating future expansion can significantly benefit from the coordination of city and county planning activities. Their concern in this regard is often focused on differences in zoning regulations and especially on city-county variations in standards for the design and improvement of subdivisions near city boundaries. The acute need for frequent city-county consultation during the implementation process can be filled only by the establishment of regular procedures for review of proposed rezoning and development in these fringe areas.

In the Spirit of Cooperation:

- a. The County will review development policies and proposals for both County and city general plans with the incorporated cities.
- b. County planning staff shall review all city planning agendas and request consideration of County plans where necessary.

- c. All proposed zoning activities and development projects within a city's general plan area shall be referred to the city for review and comment.
- d. County subdivision standards shall consider city standards in areas designated for urban development on both city and county general plans.

2. CITY AND DISTRICT BOUNDARIES: Development of urban character and densities usually requires domestic water and sewer systems and a variety of other services provided primarily by cities, special districts and County service areas. Since 1963, all formations, annexations, mergers, detachments or dissolution of local government agencies in California must be reviewed by a Local Agency Formation Commission (LAFCO) in each county. To meet its responsibilities to discourage urban sprawl and encourage the orderly formation and development of local government agencies, each LAFCO is required to "review and approve or disapprove, with or without amendments, wholly, partially, or conditionally" all proposals for boundary changes.

The general principles adopted by the Butte County LAFCO establish policies on intergovernmental cooperation, on preferred service priorities, annexation of islands, strips, streets and valuable properties, and on the preservation of established agricultural and open space areas. The LAFCO criteria for evaluating annexations requires consideration of adopted city and county general plans, needs for services, the respective agency's capabilities and reasonable alternatives.

The 1971 LAFCOs were given the responsibility for developing projected ultimate service area boundaries for each government agency. These "spheres of influence" are to guide LAFCO decisions on specific proposals, as well as promote cooperative intergovernmental planning of services. Butte County LAFCO adopts spheres or long range service plans for all the cities and districts in the County, taking into account existing boundaries, natural and manmade features, service capabilities and the probable future service needs of the area based on growth trends, population projections and the Butte County General Plan and appropriate City General Plan.

Implementation:

- a. The County shall ensure adequate consideration of the provisions of the General Plan in LAFCO review of all proposed boundary changes.
 - b. Planning Commission and staff shall work with LAFCO to develop mutually-supportive spheres of influence and land use plans in all areas of the County.
3. OTHER GENERAL PLAN ELEMENTS: Through four separate actions in 1971, 1973, 1974, and 1977, the County has adopted the nine required general plan elements (See "Introduction" for details). At this writing, the Housing and Public Facilities elements are also being updated. Because all the elements are concerned with the future development of the same area, they are interdependent and should logically be consistent with each other. To this end, the development

of this element has taken into account the information and policies of the other adopted elements, especially the four new elements added in 1977. All future revisions of this element or any other will require a detailed review of other elements to find and change conflicting policy statements on the same subject.

Implementation:

- a. Future revisions in this text and future revisions of land use plan map amendments shall correlated with stated concerns and policies in all adopted elements.
- b. The County shall review and amend, if necessary, the other general plan elements to minimize conflicts with the provisions of the land use element.

4. OTHER COUNTY-WIDE PLANS

B.C.A.G. AIR QUALITY IMPLEMENTATION PLAN:

Pursuant to the Federal Clean Air Act Amendments of 1977, the State Air Resources Board identified Butte County and the entire Sacramento Valley as not having attained national ambient air quality standards for several types of pollutants. In response to this designation and the Federal mandate to achieve attainment, the Butte County Association of Governments agreed to become the lead agency responsible for preparing an implementation plan for attainment of national ambient air quality standards by December 31, 1982, or, given special circumstances, December 31, 1987. The plan must describe pollutant sources and emissions, require certain permits, contain emission limitations, implement control measures, and commit the necessary resources.

The ability to minimize air pollution from moving vehicles will be critical to achieving air quality standards in the county and makes transportation and land use planning very important considerations. The efficiency of transportation systems, the distribution and density of county residents and the proximity of homes to employment and services will all have a long-term affect on air quality. Air pollution control measures may also affect the location and extent of industry and other stationary sources.

Implementation:

- a. The County shall evaluate potential impacts on air quality in the development of land use plans.
- b. The County shall ensure adequate consideration of its adopted General Plan policies in the development of the Air Quality Implementation Plan by the Butte County Association of Governments.

CAPITAL IMPROVEMENTS PROGRAM:

The Government Code contains very specific provisions for Planning Commission review of all public facilities projects.

Section 65401 requires each city, special district, school district, board, commission and county department to submit the County a list of the public works projects proposed for planning initiation or construction during the ensuing fiscal year. An official agency designated by the Board must classify all proposals, prepare a coordinated program of public works for the next fiscal year, and submit the program to the County Planning Commission for their review and report as to conformity with the adopted general plan. Section 65402 also stipulates that no property shall be acquired for public purposes, no public property disposed of, no streets abandoned, and no public structures constructed or authorized until the Planning Commission has reviewed the project for conformity with the General Plan.

In 1976 the Board moved to implement Section 65401 by designating the County Department of Public Works as the official agency to receive proposals and submit a coordinated program of public works to the Commission. The Board resolution also established annual deadlines for submission of projects by local government agencies, program preparation by Public Works, and the Planning Commission review and report as well as requiring Public Works to transmit the Commission's determinations to the Board or project-sponsoring agency. This review procedure has not been consistently followed since its initiation, largely because public agencies have not been submitting descriptions of proposed projects to Public Works.

The magnitude of expenditures, the permanence of public facilities and their significant effects on land use planning demonstrate the need for augmenting year-to-year approach of Government Code requirements with longer-range programming of public works projects. Development of a capital improvements program similar to those of other California jurisdictions would facilitate sound fiscal management and the implementation of the County's adopted policies on future development. The program would describe all desired projects, estimate the priority and cost of each project, and formulate a schedule for construction and financing based upon forecasts of future revenues and expenditure capabilities. By planning public facilities in this fashion projects can be scheduled when most needed, funds can be accumulated for large projects, and interested agencies and the general public will know about projects in advance of construction.

Implementation:

- a. County staff shall notify all local public agencies of the Government Code requirements for review of public works projects and solicit their assistance and timely submittal of proposed projects.
- b. The official agency designated by the Board of Supervisors shall prepare a coordinated program of all public works projects proposed for the ensuing fiscal year and shall submit the program to the Planning Commission for their review of its conformity with the General Plan.

- c. The County shall prepare, adopt and maintain a 5-year capital improvements expenditures program which takes into account the provisions of the General Plan.

B.C.A.G. REGIONAL TRANSPORTATION PLAN:

Following the enactment of the Transportation Development Act of 1971 (SB 325), the Butte County Association of Governments was designated by the California Business and Transportation Agency as the Regional Transportation Planning Agency charged with the responsibility of preparing and adopting Transportation Plan for the Butte County Region and administering the Local Transportation Fund. The Regional Transportation Plan is directed to the achievement of coordinated and balanced regional transportation systems that are consistent with the regional needs and goals.

In 1975 BCAG adopted a Regional Transportation Plan for Butte County and submitted the document to the California Department of Transportation for incorporation into the California Transportation Plan. This same plan was subsequently readopted and resubmitted in 1976 and 1977 and is undergoing a major revision at this time.

The goals of the adopted plan are to develop a transportation system which satisfies the reasonable needs for movement of people and commodities via all roads, rail, air and all other transportation modes. It is also intended that the system "supports the physical development, urban growth and land use patterns proposed by regional and local planning bodies". Though the Regional Transportation Plan is closely related to general plan concerns and even duplicates the focus of the Circulation Element, there is no requirement for Planning Commission approval.

Implementation:

- a. The County shall ensure adequate consideration of its Land Use policies and plans in the development of the Regional Transportation Plan by the Butte County Association of Governments.

E. REVIEW AND AMENDMENT

1. TEXT REVISION: As the legal significance and practical application of the General Plan has increased, it has become much more important to maintain an up-to-date document accurately reflecting current policies. Consequently, the Government Code now requires the Planning Commission to file an annual report with both the Board of Supervisors and the State Office of Planning and Research on the status of the plan, the progress in its implementation and its compliance with General Plan guidelines.

Evaluation of the policies and standards in this text will continue after adoption as a natural part of the day-to-day interpretation and application of its provisions

by staff and decision-makers. It is likely that changing conditions and experience in policy implementation will uncover a number of adopted policies requiring modification and the need for written policies on additional subjects. Because the provisions of the General Plan are designed for application in the development of the entire County, text amendments require careful consideration by the Commission and Board of all possible implications.

Implementation:

- a. The County will consider all suggestions for need changes in the General Plan and shall initiate formal approval proceedings on proposals it deems worthy of further consideration.
- b. The annual report required by Government Code Sections 34217 and 65400 shall be prepared by staff and submitted to the Planning Commission and Board of Supervisors.

2. MAP REVISION: County regulations now allow revisions in the land use plan maps to be initiated by the County or private parties at any time with applications and fees similar to rezoning. California planning law somewhat restricts the revision process by permitting the actual adoption of amendments to any mandatory element no more than three times per calendar year. However, since the Board is free to accumulate numerous revisions for adoption on each amendment date, this restriction may result in only a short delay for some amendments.

Implementation:

- a. Subsequent to the revision and adoption of a land use plan map for each community area, the County will consider formal applications for changes from one land use category to another designation on the land use plan maps.

VI. CHICO AREA GREENLINE

In addition to the other policies of the Butte County General Plan, the following policy is applicable to the Chico Area Land Use Plan:

A. PURPOSES

The purposes of this policy are:

- a. To define the limits of future urban development which may occur on agricultural lands in the Chico Area of Butte County.
- b. To provide for the long-term protection of agricultural resources of the Chico Area of Butte County.
- c. To mitigate the threat to agricultural resources posed by urban encroachment into and conversion of agricultural lands in the Chico Area of Butte County.
- d. To reduce agricultural/urban conflicts in the Chico Area of Butte County.
- e. To establish County cooperation with the City of Chico in land use planning of urban and agricultural lands located in the Chico Area of Butte County.
- f. To identify urban development limits in or near agricultural lands within the County's Chico Area Land Use Plan by use of a certain bold dashed boundary line.
- g. To establish a certain and clear policy text for Butte County's Chico Area Land Use Element which will enhance and uphold the aforementioned boundary line and policy text.
- h. To establish certain land use designations for the Chico Area of Butte County in conformity with the aforementioned boundary line and policy text.

B. FINDINGS

The Board of Supervisors of Butte County hereby find and determine that:

- a. Butte County possesses valuable agricultural lands with prime and non-prime soils and one of the finest growing climates in the world.
- b. Agriculture and its related businesses are critical to Butte County's economic stability. Inappropriately placed urban development in the Chico

Area of Butte County threatens the continued economic viability and cultivation practices of commercial agriculture in the Chico Area.

- c. At present, the Chico Area of Butte County is substantially surrounded by agricultural lands on its northwestern, western, and southwestern borders. These agricultural lands play a vital role in the overall economic vitality of Butte County and must be conserved.
- d. The Chico Area of Butte County has experienced the continued conversion of valuable agricultural lands to urban and suburban development. Unless the Land Use Element of the Butte County General Plan, as it pertains to the Chico Area, is amended to include an urban limit line and a close policy text, it is likely that the Chico Area of Butte County will continue to experience such conversion in the future, with significant adverse effects on the viability of agricultural uses in the Chico area.
- e. It is critically important to the citizens of Butte County that the Chico Area Greenline be established in order to conserve agricultural lands and to ensure that the agricultural viability of agricultural lands in the Chico Area is not permanently destroyed by premature and inappropriate conversion to non-agricultural uses.
- f. The population of the Chico Area of Butte County will continue to grow. The City of Chico General Plan estimates an urban area population range of from 56,500 to 71,100 individuals by the year 1995, which will result in urbanization of up to 1,600 acres in the Chico area. There exist in the Chico Area of Butte County productive agricultural soils already committed to future urban and suburban development, as well as less productive soils capable of supporting future urban and suburban development. Such less productive soils are generally located easterly of the urban limit line established by this ordinance. Unless an urban limit line is established to protect uncommitted productive agricultural lands in the Chico Area of Butte County, it is likely, based upon historical trends, that future urban and suburban growth will not be directed towards those lands which are already committed to or capable of supporting urban and suburban land use.
- g. It is the desire of the people of Butte County that future urban land development required to accommodate planned population growth in the Chico Area shall be directed and accommodated on the Urban Side of the Chico Area Greenline. Such direction and accommodation of urban land development is hereby declared to be an essential component of the conservation of agricultural uses on the Agricultural Side of Chico Area Greenline. It is further the desire of the people of Butte County that public officials of the County of Butte cooperate with public officials of the City of Chico in order that this policy's purposes of accommodating planned

population growth and of conserving agricultural lands in the Chico Area are carried out.

Nothing herein is intended to relieve the proponents of future urban land developments in the Chico Area of all proper and reasonable assessments, fees or charges required in order to fund the cost of providing public services to such urban land developments or the residents thereof.

C. DEFINITIONS

For purposes of this policy, the following words and phrases shall have the meanings respectively ascribed to them by this section:

- a. "Chico Area" means that geographic area shown on the Chico Area Land Use Plan Map, a part of the Butte County Land Use Element.
- b. "Official Chico Area Greenline Maps" means the Chico Area Land use Plan and that large scale map certified by the Planning Director and on file in the Planning Department office located at 7 County Center Drive, Oroville, California.
- c. "Chico Area Greenline" means the boundary line established by this policy and delineated on the Official Chico Area Greenline Map which line separates urban/suburban land uses from agricultural land uses in the Chico Area.
- d. "Butte County Land Use Element" shall refer to the Butte County General Plan Land Use Element, which element was adopted by the Butte County Board of Supervisors on October 30, 1979, and as amended from time to time.
- e. "Agricultural" land use designation and "Agricultural Uses" mean the "Primary Uses" and the "Secondary Uses" set forth in the "Orchard and Field Crops" land use designation of the Butte County Land Use Element as it existed on March 1, 1982, and as amended from time to time.
- f. "Agricultural Residential" land use designation means the "Agricultural Residential" land use designation of the Butte County Land Use Element as it existed on March 1, 1982, and as amended from time to time.
- g. "Urban/Suburban Land Uses" means all lawful uses of land (including agricultural and agricultural residential land uses).
- h. "Agricultural Side of the Chico Area Greenline" shall refer to lands within the Chico Area which are located westerly of the Chico Area Greenline.

- i. "Urban Side of the Chico Area Greenline" shall refer to lands within the Chico Area which are located easterly of the Chico Area Greenline.

D. ESTABLISHMENT OF CHICO AREA GREENLINE

The General Plan of the County of Butte is hereby amended as follows:

- a. There is hereby established the Chico Area Greenline which shall be located as shown on the Official Chico Area Greenline Map. The Official Chico Area Greenline Map is incorporated into this policy by this reference.
- b. Should a dispute arise or ambiguity appear as to the exact location of the Chico Area Greenline, the following rules shall be applied in determining the exact location of such line:
 1. The Greenline shall be identified in the Chico Area Land Use Plan with a bold dash line as shown on the Chico Area Land Use Plan Map. The Greenline is specific; large scale maps verified by the Planning Director shall be consulted in the event of a dispute.
 2. Where the Greenline is indicated as approximately following street, alley, railroad right-of-way, creek or channel lines; the centerline of such street, alley, railroad right-of-way, creek or channel lines shall be construed to be the location of the Greenline.
 3. Where the Greenline is indicated as approximately following a lot line, such lot line shall be construed to be the location of the Greenline.
 4. With respect to property that is not subdivided, and where the Chico Area Greenline bisects a lot or parcel, the location of the Greenline, unless the same is indicated by dimensions shown upon the Official Chico Area Greenline Map, shall be determined by the use of the scale appearing on the Official Chico Area Greenline Map.
- c. The Chico Area Greenline shall constitute the boundary between the "Urban Side of the Chico Area Greenline" and "Agricultural Side of the Chico Area Greenline".
- d. Agricultural Residential land uses may occur on the Agricultural Side of the Chico Area Greenline only within those areas designated for Agricultural Residential use on the Official Chico Area Greenline Map.
- e. Except as provided for in subsection (d), of this section, all land use on the Agricultural Side of the Chico Area Greenline shall consist solely of

Agricultural land uses as provided by the Orchard and Field Crop designation.

- f. Land uses on the Urban Side of the Chico Area Greenline shall be guided by the policies of the Land Use Element and the applicable urban land use designation as contained in the Land Use Element.

E. ESTABLISHMENT OF CHICO AREA LAND USE POLICIES

In order to minimize or eliminate the adverse effects which premature and inappropriate conversion to urban/suburban land uses are likely to cause to the agricultural lands in the Chico Area of Butte County, the following policies are hereby adopted as part of the Land Use Element of the Butte County General Plan, applicable to the Chico Area of Butte County:

- a. It shall be the policy of Butte County to conserve and protect for Agricultural Use the lands in the Chico Area that are situated on the Agricultural Side of the Chico Area Greenline.
- b. It shall be the policy of Butte County to accommodate future urban/suburban growth that occurs in the Chico Area of Butte County on lands situated in the Urban Side of Chico Area Greenline.

F. RESERVED

G. ZONING REGULATIONS

- a. In order to carry out the purposes of this policy, properties located on the Agricultural Side of the Chico Area Greenline shall subsequently be zoned or rezoned in accordance with this policy as follows:
 - 1. All areas which are zoned A-5, A-10 on the effective date of this policy are deemed consistent with this policy.
 - 2. All areas which are shown as Agricultural Residential on the Chico Area Greenline Map shall hereafter be rezoned to a consistent zone or a conditionally consistent zone, as the same were listed as of March 1, 1982, in the Agricultural Residential Land Use Designation of the Butte County General Plan. Rezoning shall be accomplished by the Butte County Board of Supervisors in the manner prescribed by law.
 - 3. After the effective date of this policy, except as specified in this subsection (a), no property on the Agricultural Side of the Chico Area Greenline shall be rezoned to an A-2, A-5, A-10 zoning district classification.

4. All lands located on the Agricultural side of the Chico Area Greenline that are not affected by the above (a) shall hereafter be zoned or rezoned, consistent with this policy. Such zoning or rezoning shall be done by the Butte County Board of Supervisors through the exercise of its discretion and in the manner prescribed by law.
- b. All references to A-2, A-5, A-10, A-20, A-40, and A-160 zoning districts, as well as references to the consistent and conditionally consistent designations applicable to the Agricultural Residential Land Use Designation, shall be deemed to mean those same zoning district designations and terms as defined in Chapter 24 of the Butte County Code as the same read on March 1, 1982 and as amended from time to time.
- c. Any existing legal lot of record located on the Agricultural Side of the Chico Area Greenline which, as a result of the adoption of this policy, does not conform with the minimum size required by the zoning district designation assigned by this policy shall be a nonconforming lot and shall be entitled to the benefits and the restrictions of nonconforming lots as established by law.
- d. Nothing contained in this policy shall be deemed to prohibit the application of the agricultural nuisance ordinance (Butte County Ordinance Number 2238) or the agricultural segregation ordinance (Sections 24-54 and 24-55 Chapter 24 of the Butte County Code), as the same may now exist or hereafter be amended.

II. ZONING CONSISTENCY AND TIMING

1. The Chico Area Land Use Plan establishes land use designations which depict desirable future land use patterns. State law requires consistency between general plan policies and zoning. In order to encourage an orderly transition of land use from the existing to the desired pattern, the County shall undertake to rezone those lands consistently with the Chico Area Land Use Plan. Zoning in these areas shall be upgraded through time with a commensurate showing of need, adequate services, drainage, etc. as provided for in the Butte County Land Use Element. Zoning in these areas to less than the maximum provided for in the Plan's designations shall be considered consistent with the Butte County's General Plan by virtue of policies directed at Orderly Development (page 29), and Residential Development (pages 33). Priority shall be given to those areas with infrastructure capacity.

I. AMENDMENT AND REVIEW

The above Greenline policy may be amended as follows:

1. By a majority vote of the Butte County Board of Supervisors provided, however, that if any such amendment involves a change in the location of the Chico Area Greenline, that the Board of Supervisors shall approve such amendment only after the adoption of written findings of fact, supported by substantial evidence in the public record, showing.
 - a. That the public benefits of converting the agricultural land to urban land substantially outweigh the public benefits of continued agricultural production; and
 - b. There are no other urban or suburban lands reasonably available and suitable for the proposed development.
2. The Greenline is established for the period covered by the General Plan, 20 years. To insure that the land use needs of the Chico Area are being met, the location of the Greenline shall be reviewed and evaluated every five (5) years. For this purpose the Board of Supervisors commits itself to initiate such a review at the time interval specified above. Any changes or amendments shall be made only upon the findings specified in subsection 1 above. Nothing in this policy shall prevent an individual at any time from petitioning the Board of Supervisors for a general plan amendment including a change in the location of the Greenline in accord with the applicable laws and policies of the County of Butte and State of California.
3. Study Area No. 1

The area generally known as the Bell-Muir area located in northwest Chico (bounded on the west by the Southern Pacific Railroad Tracks, on the south by East Avenue and Henshaw Avenue, on the east by Alamo Avenue and on the north by Bell Road and Muir Avenue) is designated as a "Study Area No. 1". This designation shall be in addition to that shown on the Chico Area Land Use Plan Map. This area designated as a Study Area No. 1 shall be subject to the special policies of this section.

- a. The Board of Supervisors, by simple majority vote, may revise the location of the Chico Area Greenline so as to place the Study Area No. 1 on the Urban Side of the Chico Area Greenline.

VII. POLICIES APPLICABLE TO SPECIFIC PLANNING AREAS

Butte County is physically, environmentally, socially and economically diverse. Because of this diversity, land use policy developed on a county-wide basis may not adequately address issues unique to different parts of the County; a fact recognized by the adoption of planning areas and their respective "area land use plans" which together with the county-wide Elements collectively comprise Butte County's General Plan. The policies described below address specific concerns of the identified planning area. These policies supplement and elaborate on the general county-wide policies of the Butte County General Plan for each planning area listed below:

A. Oroville Area Land Use Plan

1. Approximately 2000+ acres south and east of Wyman Ravine are designated Low Density Residential. Development to the densities anticipated in the Plan can only be achieved by the extension of sewer and water services to this area. In addition, downstream flood hazards, drainage and circulation need to be addressed before Low Density Residential development takes place. To preserve the Low Density residential option, and to coordinate the County's policies with the provision of services and circulation, the policies below are applicable to this area:
 - a. This area shall be managed as an "Urban Reserve," permitting rural residential development and uses on parcels of not less than ten acres; and
 - b. Plans for the extension of sewers, water, circulation and means to control downstream flooding shall be developed before development and uses on parcels of less than ten acres are permitted
2. Drainage problems and downstream flooding affect the Wyman Ravine and Ruddy Creek (Thermalito) watersheds. Development restraint such as described in policy 1 above, will only partially offset these problems in the Wyman Ravine watershed and have no effect in the Thermalito area. To address this problem and advance the development objectives reflected in the Butte County Housing Element, the policy described below shall be applicable in the Wyman Ravine and Thermalito drainage:
 - a. Development in the Wyman Ravine watershed and Thermalito basin which significantly increase runoff from pre-development levels shall be required to annex to (or from) the appropriate district formed for drainage or retain the increased runoff on site using appropriate techniques.
3. Virtually all land uses east of the City of Oroville are dependent on the Olive Highway (SR-162) arterial for circulation to and through the planning area. Traffic forecasts indicate that congestion will become extreme as development proceeds east. To reduce both congestion and total vehicle

miles traveled (VMT) the following policies are applicable in the planning area:

- a. Residential development at relatively higher densities (High, Medium and Low, R-3, R-2, R-1 zones) should be emphasized and encouraged in the area south of Oroville between Oroville and Palermo adjacent to the community's planned industrial district, and
 - b. Urban development in this area should be coordinated with the simultaneous provision of east-west collectors (e.g. V-6, Ophur Road; as major thoroughfares). Planning in the area should recognize the need for road improvements to increase the carrying capacity of Lincoln Boulevard.
4. An area west of State Route 70 south of the intersection of Pacific Heights Road (northern section) is designated Commercial on the Plan Map. Because State Route 70 is designated and managed as a controlled access highway these properties can not be developed without alternative access. to fully realize the commercial potential of these properties without disrupting the safety and capacity of State Route 70, a frontage road, single central ingress-egress point and turn lanes are needed. The policy below is applicable to this portion of the planning area:
- a. Commercial zoning for the west side of State Route 70 in the area described above shall be contingent upon the approval of a plan for the development and financing of a frontage road, single central ingress-egress point and turn lanes. Acceptable methods for this purpose shall include but not be limited to specific plans, planned unit development zoning or area wide development agreements. The AR-MH-2 1/2 acre zoning shall be applied as a holding zone until such time as the plan is approved.

Adopted: March 29, 1984

CHICO AREA LAND USE PLAN

The Highway 32 corridor provides both opportunities and constraints to development of frontage properties.

Approximately 50 acres now in orchard are slated for commercial development. In order to implement the General Plan's goals and policies regarding orderly growth and circulation, the following policies apply to development proposals.

1. All properties on the northeast side of Highway 32 between Lindo Channel and 660 ft. north of East Eighth shall be managed as an urban reserve.
2. Permitted uses under the urban reserve include 1 d.u./10 acres, agricultural operations and accessory uses permitted by the A-10 zoning districts.
3. Any proposal to remove the urban reserve designation shall be coordinated with extension of community water, sewer, drainage and fire hydrants.
4. Circulation:
 - a. Parcels 42-14-77, -78 shall take access from Lindo Avenue.
 - b. Parcels 42-14-98, -103, -104, shall be allowed one access each onto Highway 32.
 - c. Along Highway 32, a 1 ft. no-access strip shall be deeded to Butte County, with the exception of approved encroachments.
 - d. Subdivision of the parcels shall be coordinated with construction of a frontage road between approved access points.
 - e. Development shall contribute its fair share (as determined by the Director of Public Works) towards improvement of the Highway 32/Sacramento Avenue intersection. Improvement includes widening, realignment, or signalization.
5. All structures shall be located a minimum of 25 ft. from the northeast right-of-way of Highway 32.
6. Lighting shall be shielded from Highway 32.
7. The following high traffic generators are specifically prohibited in this area:
 - a. Gasoline stations.
 - b. Fast-food operations (does not include delicatessens, cafes or restaurants).

- c. Dry cleaners.
 - d. Banks.
 - e. Coin laundries.
3. Development to contribute fair share to Westside Fire Station improvement fund for establishment of a new fire station.

Adopted: March 18, 1990

A. Gridley-Biggs Area Land Use Plan

1. Situated on and surrounded by agricultural soil resources which provide no alternative to the planned conversion of agricultural lands to accommodate future urban/rural development, the Gridley-Biggs Area Land Use Plan provides for a relatively large amount of land designated Low, medium, and High Density Residential and Agricultural Residential. These areas are located adjacent to the City of Gridley. Currently devoted to a mixture of agricultural and rural residential uses, these areas are designated for future urban expansion. To preserve these residential density options, for the time frame of the plan (2000), and to coordinate the County's policies with those of the City of Gridley, the area of the Gridley-Biggs Plan within the adopted sphere of the City of Gridley should be an "Urban Reserve." To achieve these ends in a manner consistent with the Land Use Element's policies regarding Orderly Development (B.7) and the Housing Element's policy regarding adequate facilities and services (III-2 (d), 2 (h)), the policies below are applicable to this portion of the Gridley-Biggs Area Land Use Plan.
 - a. The County's land use policy, zoning and subdivision shall be coordinated with the City of Gridley; and
 - b. The urban residential designations adjacent to the City of Gridley's current boundaries shall be managed as an "Urban Reserve", permitting rural residential development and uses on parcels of not less than five acres until such time as they are needed for development and adequate services are available to serve these areas; and
 - c. Properties planned for industrial or commercial development shall be managed as an "urban reserve", permitting industrial or commercial uses on parcels of not less than 10 acres until such time as they are needed for development and adequate services are available; and

- d. Any proposal for a General Plan Amendment, rezoning or subdivision which would permit parcels of less than five acres to be created for residential use or 10 acres for commercial or industrial use shall be coordinated with the plans of the City of Gridley for extension of sewer, water, circulation, drainage, and means to control down stream flooding, prior to or concurrently with the adoption and
- e. Any residential lot which is now less than 5 acres or commercial or industrial lot less than 10 acres which was legally created, pre-existing, and nonconforming may be developed according to its zoning and the provisions of Butte County Code 24-37.
- f. Development standards compatible with the City of Gridley shall be utilized for urban development projects within the city's established sphere of influence.

Adopted: 8/5/86
Resolution: 86-106

EXHIBIT A-4

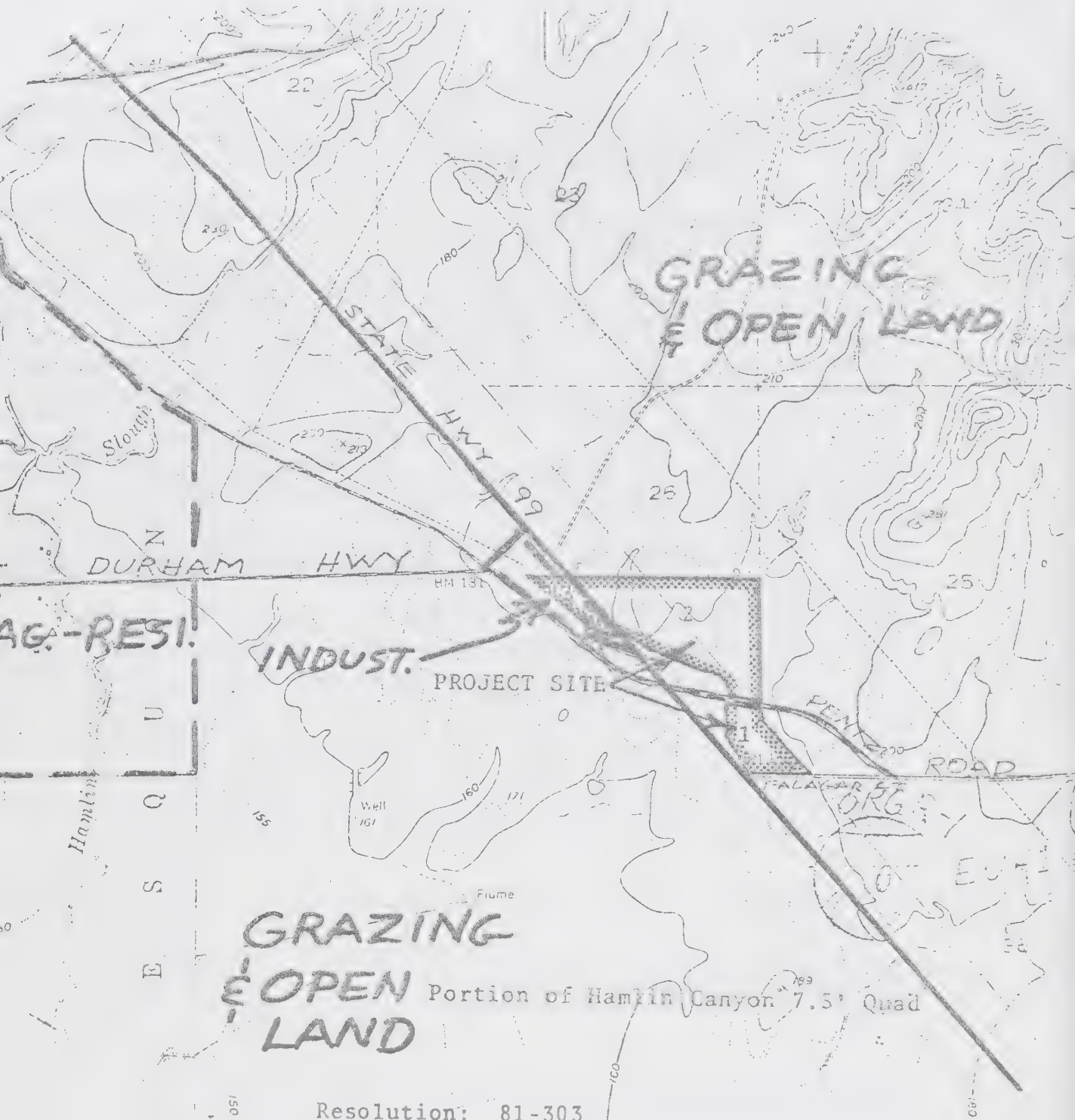
PARADISE URBAN RESERVE POLICY STATEMENT

South Paradise Area

Situated on a Mountain ridge top divided by canyon areas which restrict the development opportunities of the Paradise area many challenges for future urban/rural residential development are created. This area is located adjacent to the Town Limits of Paradise. Currently devoted to a mixture of mountain recreation, open space, and rural residential uses, this area is designated "Agricultural-Residential" by the Butte County General Plan and the Paradise Area land Use Plan for future urban expansion. To preserve the residential density options, for the time frame of the plan, and to coordinate the county's development policies with those of the town's, the county area within the South Paradise Area as depicted by the attached Exhibit "C" shall be an "URBAN RESERVE." To achieve these ends in a manner consistent with the Land Use Element's policies regarding orderly development and the Housing Element's policy regarding adequate facilities and services, the policies below are applicable to the Paradise Area land Use Plan and that portion of the Butte County General Plan as depicted by Exhibit "C".

- A. The County's land use policy, zoning and subdivision shall be coordinated with the Town of Paradise and any other service district within the Urban Reserve; and
- B. The Agricultural-Residential land use designations in the South Paradise Area as depicted by Exhibit "C" shall be managed as an "URBAN RESERVE", permitting rural residential development and uses on parcels of not less than forty (40) acres in those areas designated by the California Department of Fish and Game as NO DEVELOPMENT ZONES for the protection of critical deer herd winter ranges and twenty (20) acres on all other properties until such time as they are needed for development and adequate services are available to serve this area; and
- C. Any proposal for a General Plan Amendment, Rezoning or Subdivision which would permit parcels of less than twenty (20) acres to be created shall be coordinated with all public agencies which provide utility and public services as well as the plans of the Town of Paradise for extension of water, sewer, circulation, drainage, and shall be required to submit the following plans prior to or concurrently with the adoption:
 1. A capital improvement plan or such other program that indicates where and when physical improvements are to be made, the size of these improvements, standards, phasing of treatment facilities and lines to serve the area, and how they will be financed. This plan should be based on the desired land pattern for future growth, the costs of initial service, and the continued operation costs to the designated area.

2. A park and open space plan that identifies locations and standards for park and recreation areas to serve future growth, and natural open space areas that are to be preserved.
 3. An environmental plan that identifies critical areas that should be protected from development if applicable.
 4. A street and transportation plan that indicates the location, capacity, and nature of the system and off-site transportation impacts.
 5. Health Department standards for control of septic systems, and water wells. Areas where wells and septic systems are not permissible should be identified.
 6. A fiscal plan that identifies the proportion of costs of public facilities and services that is to be reimbursed from new subdivisions.
- D. Any parcel which is now less than forty (40) acres which was legally created, pre-existing, and nonconforming may be developed according to its zoning and the provisions of Butte County Code Section 24-37.
- E. Development standards compatible with the Town of Paradise shall be utilized for urban development projects with the Urban Reserve Area as depicted by Exhibit "C".



Resolution: 81-303
Adoption: 12-5-81

FILE No. 81-88A

BUTTE COUNTY PLANNING COMMISSION	
HEARING DATES: 21 OCT 81	
APPLICANT: DAIN HAYS	OWNER: SAME
REQUEST: GENERAL PLAN AMENDMENT	EXISTING ZONE: "A 2" & "A 40"
INDUSTRIAL	

SCALE
1"=2000'

PUBLIC

G.P.A.
to
COMMERCIAL
FROM
G. & O.L.

GRAZING & OPEN LANDS

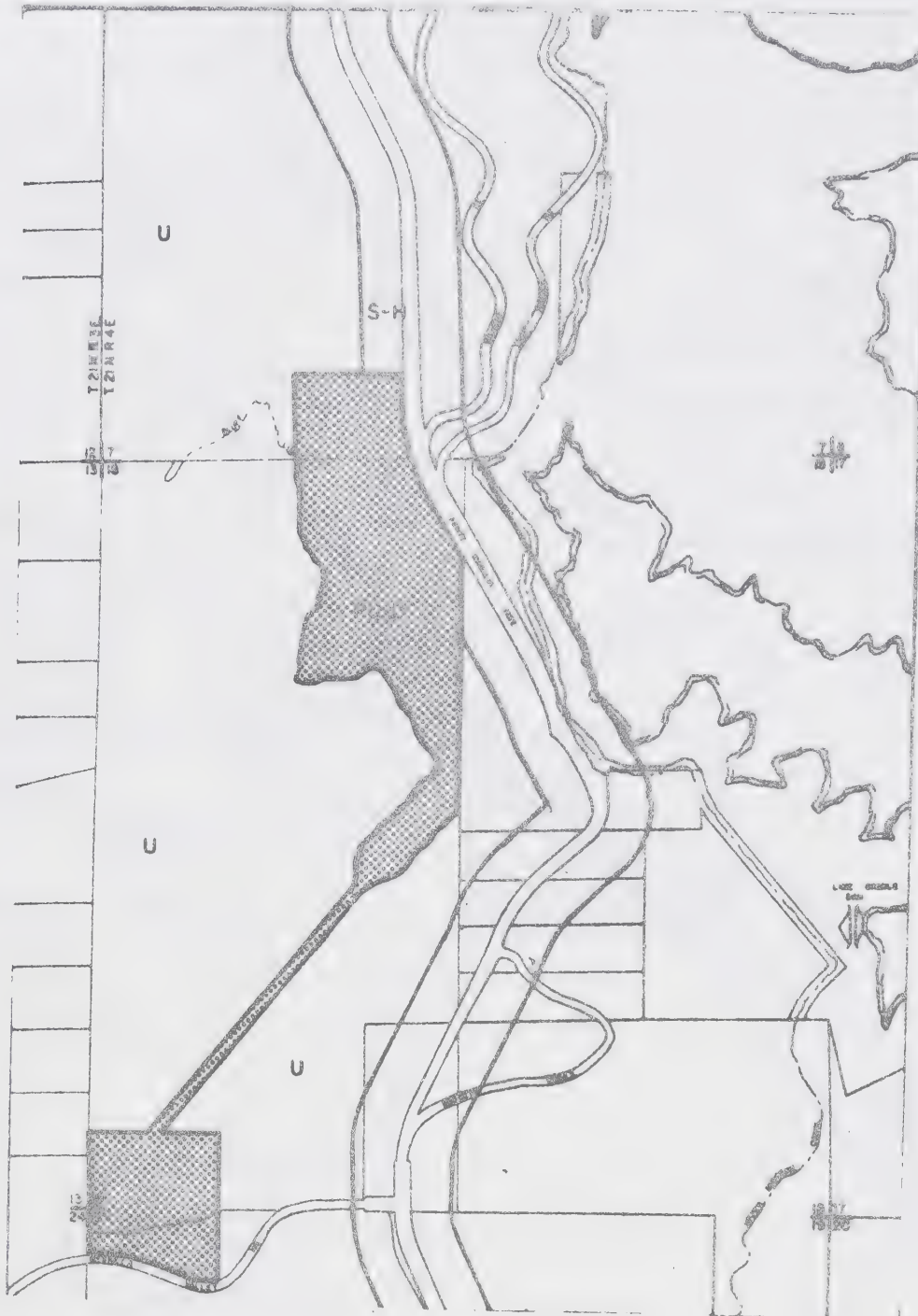


1"=800'

AMENDED MAP AMENDING TO COMMERCIAL FROM GRAZING & OPEN LANDS FILE NO. 84-35

MAP AMENDING
THE COUNTY GENERAL PLAN LAND USE

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>84-4</u>	<u>2/23/84</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>84-63</u>	<u>4/3/84</u>



GENERAL PLAN AMENDMENT TO AG-RESIDENTIAL FROM GRAZING & OPEN LANDS
FILE NO. 85-30

MAP AMENDING BUTTE COUNTY LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>85-6</u>	<u>7-11-85</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>85-168</u>	<u>10-15-85</u>



GENERAL PLAN AMENDMENT TO AG- RESIDENTIAL
FROM PUBLIC

FILE NO. 85-28 A

MAP AMENDING
PARADISE AREA LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>85-7</u>	<u>1-25-85</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>85-168</u>	<u>10-15-85</u>



Solid Waste Facility overlay over
on Industrial General Plan designation

1" = 800'



FILE NO. BS-64

MAP AMENDING Oroville Area General Plan

BUTTE COUNTY PLANNING COMMISSION

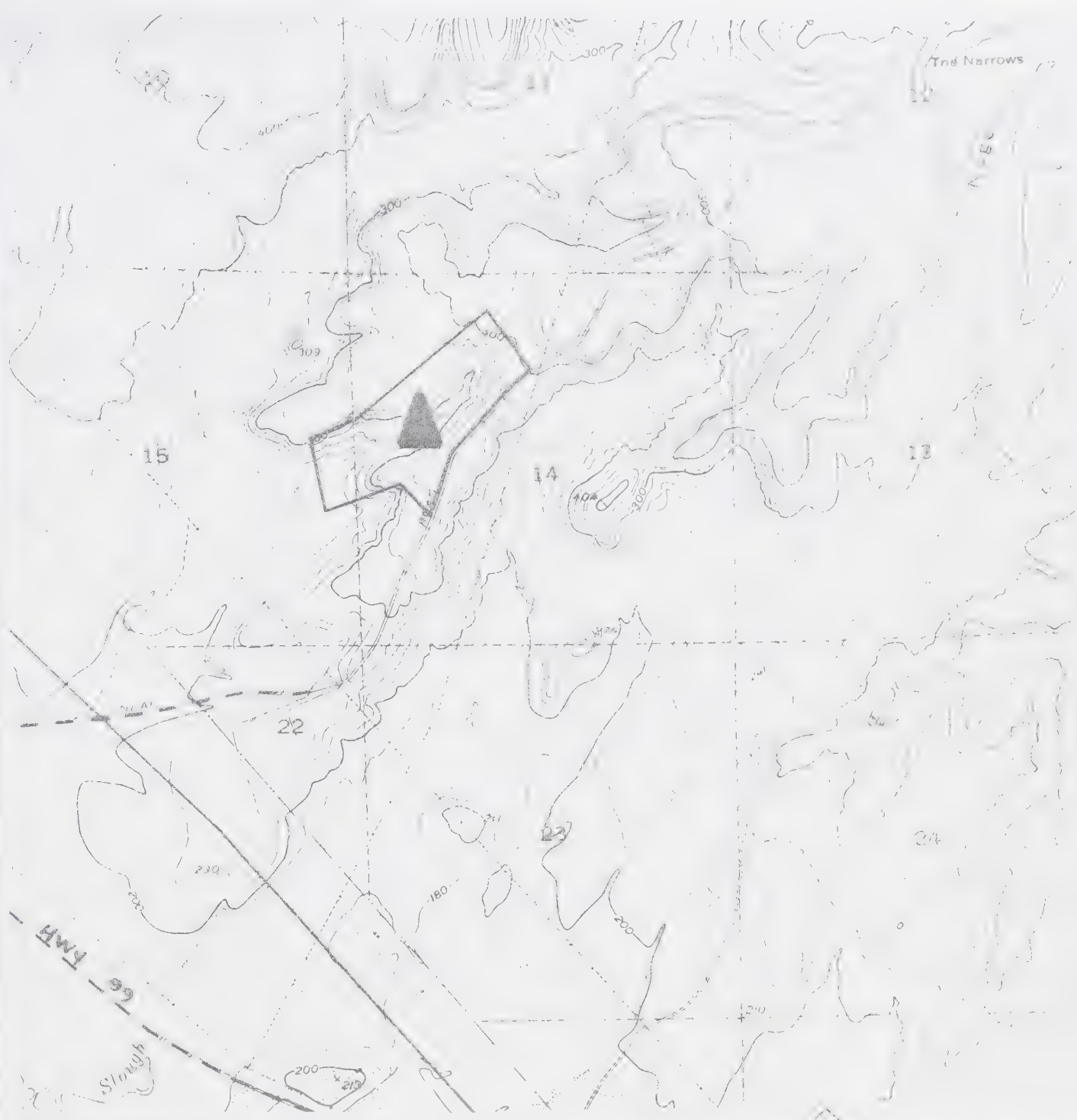
Resolution

Date

BUTTE COUNTY BOARD OF SUPERVISORS

BS-191

19 NOV 85



SOLID WASTE FACILITY OVERLAY OVER
OPEN & GRAZING LAND DESIGNATION

1:2000



FILE NO. 85-64

MAP AMENDING BUTTE COUNTY GENERAL PLAN

Resolution

Date

BUTTE COUNTY PLANNING COMMISSION

BUTTE COUNTY BOARD OF SUPERVISORS

85-191

19 NOV 85



SOLID WASTE FACILITY OVERLAY OVER
ORCHARD & FIELD CROP DESIGNATION

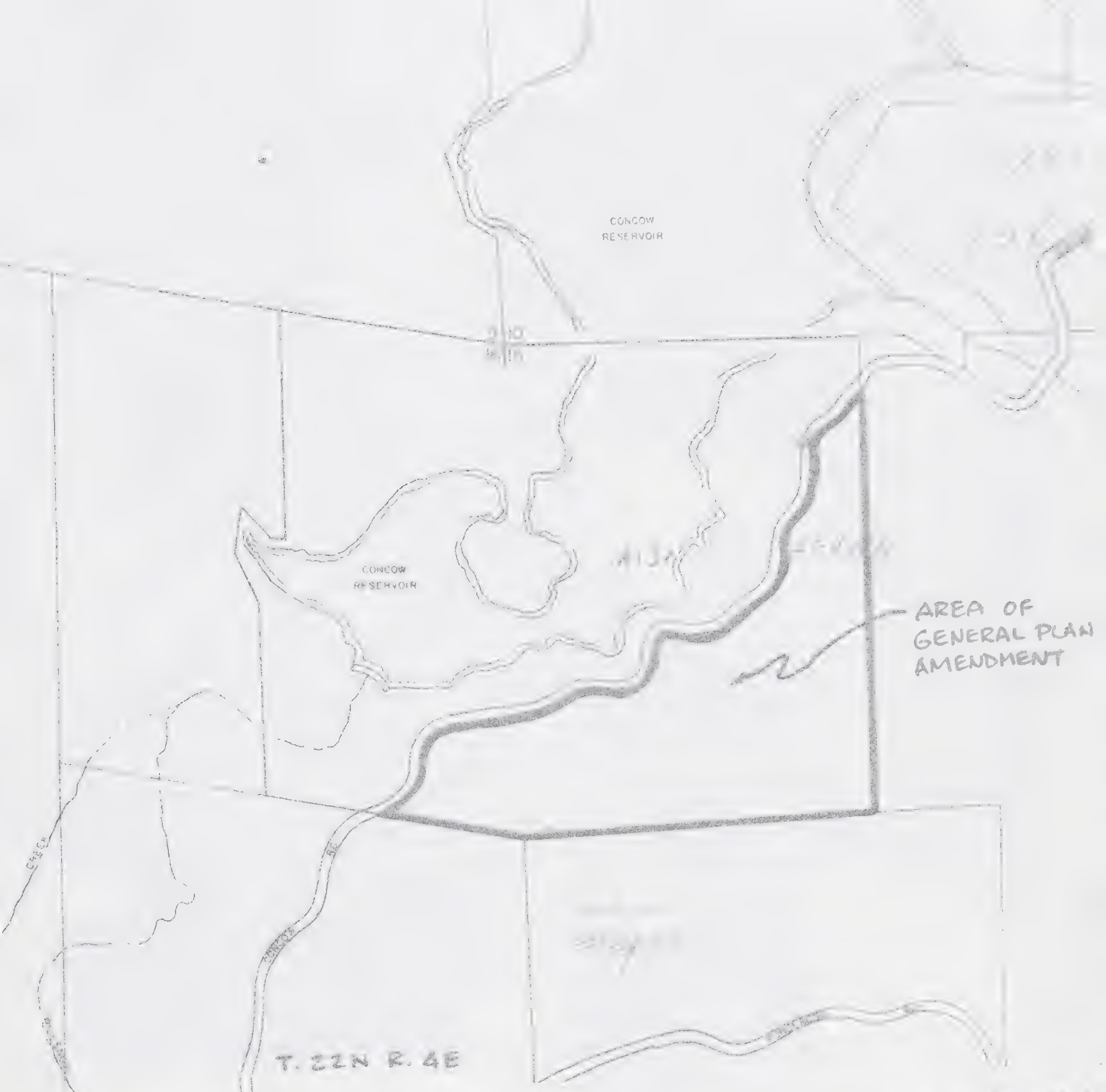
1" = 800'



FILE NO. 85-64

MAP AMENDING GRIDLEY AREA GENERAL PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	_____	_____
BUTTE COUNTY BOARD OF SUPERVISORS	85-191	19 NOV 85



FILE NO 05-29A

FROM: PG

TO: FOOTHILL AREA
RESIDENTIAL

MAP AMENDING
CONCOW AREA GENERAL PLAN

Resolution

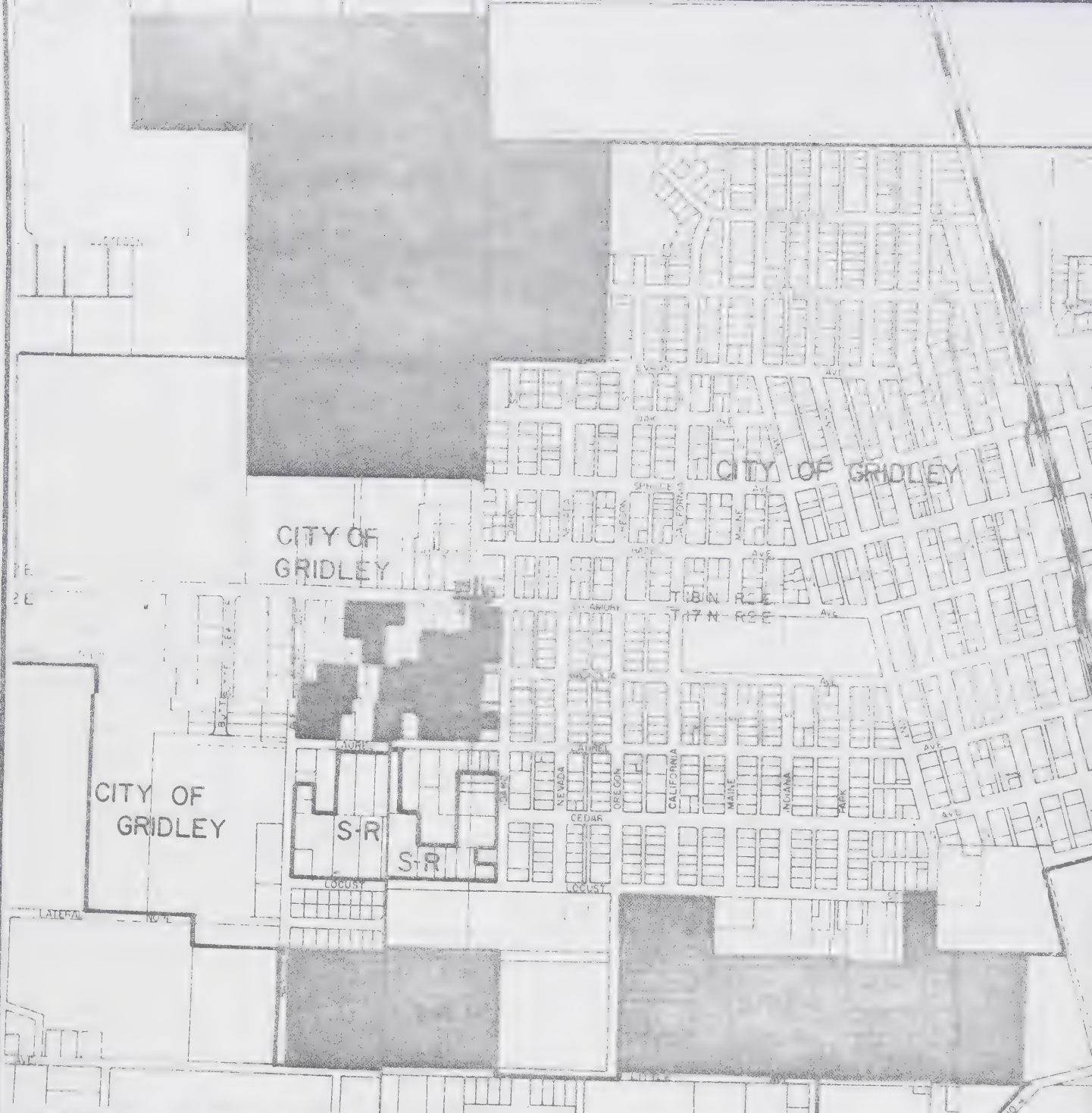
Date

BUTTE COUNTY PLANNING COMMISSION

BUTTE COUNTY BOARD OF SUPERVISORS

05-204

17 DEC 05



GENERAL PLAN AMMENDMENT TO ADD AN URBAN RESERVE FILE NO. 85-60A

MAP AMENDING GRIDLEY LAND USE PLAN

BUTTE COUNTY PLANNING COMMISSION

Resolution

86-3

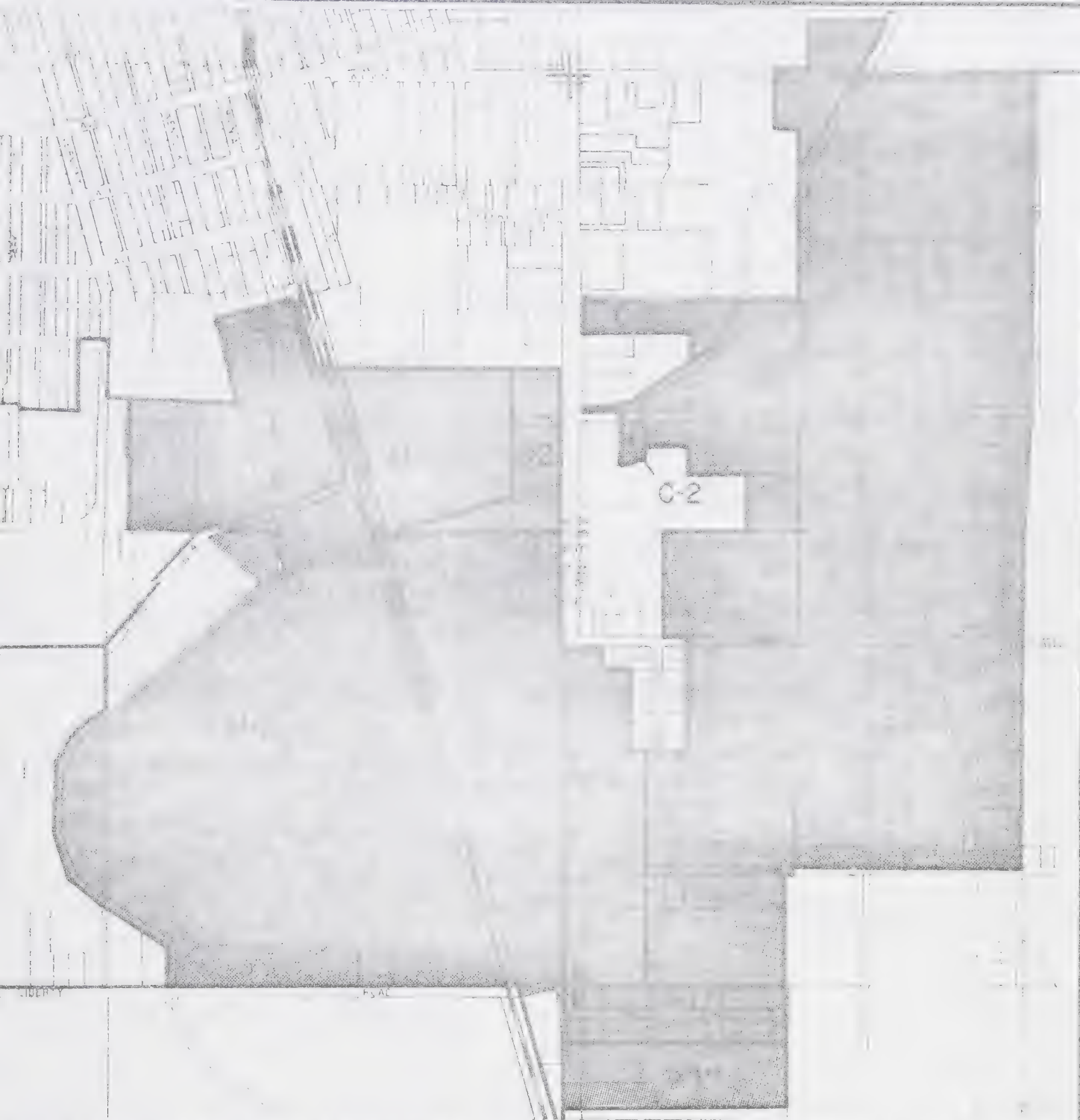
Date

5-14-86

BUTTE COUNTY BOARD OF SUPERVISORS

86-106

8-5-86



GENERAL PLAN AMMENDMENT TO ADD AN URBAN RESERVE FILE NO. 85-608

MAP AMENDING
GRIDLEY LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>86-3</u>	<u>5-14-86</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>86-106</u>	<u>8-5-86</u>



FILE NO. 86-43

MAP AMENDING CHICO AREA GENERAL PLAN

FROM LDR TO COMMERCIAL

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>86-4</u>	<u>6-25-86</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>86-106</u>	<u>8-5-86</u>



GENERAL PLAN AMENDMENT TO INDUSTRIAL
FROM ORCHARD & FIELD CROPS

FILE NO. 86-31A

MAP AMENDING BUTTE COUNTY LAND USE PLAN

Resolution

Date

BUTTE COUNTY PLANNING COMMISSION

86-7

4-25-86

BUTTE COUNTY BOARD OF SUPERVISORS

87-21

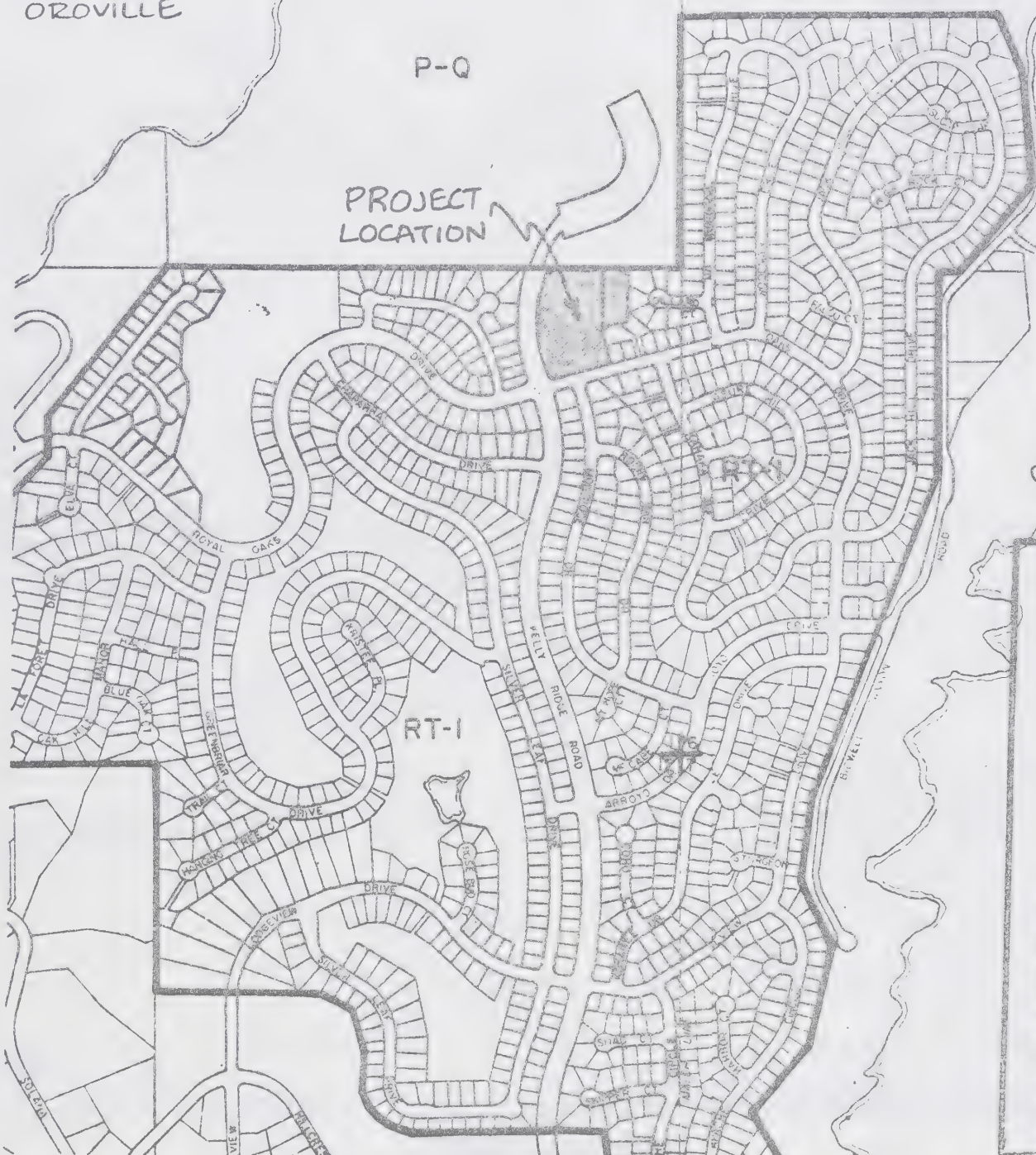
2-10-87

LAKE
OROVILLE

P-Q

PROJECT
LOCATION

T19NR4E
T19NR5E



B-1

EXHIBIT

FILE No. 69-01-36,2
67.5

BUTTE COUNTY PLANNING COMMISSION

HEARING DATES: 23 AUG 1986

APPLICANT: B.C.P.C.

OWNER: RPM COMPANY

REQUEST: GENERAL PLAN

EXISTING ZONE: RT-1

AMENDMENT FROM COMMERCIAL TO L.D.R

Res. 86-154 adopt: 11/18/86

N

SCALE

1" = 800'



GENERAL PLAN AMMENDMENT FROM AGRICULTURAL- RESIDENTIAL
TO LOW DENSITY RESIDENTIAL

FILE NO. 87-33A

MAP AMENDING
OROVILLE AREA GENERAL PLAN

BUTTE COUNTY PLANNING COMMISSION

BUTTE COUNTY BOARD OF SUPERVISORS

Resolution

87-2

87-234

Date

8-16-87

9-1-87



GENERAL PLAN AMMENDMENT TO COMMERCIAL
FROM MEDIUM DENSITY RESIDENTIAL

FILE NO. 87-38A

MAP AMENDING
CHICO AREA LAND USE PLAN

BUTTE COUNTY PLANNING COMMISSION	Resolution 87-3	Date 7-8-87
BUTTE COUNTY BOARD OF SUPERVISORS	87-234	7-1-87



GENERAL PLAN AMENDMENT TO AGRICULTURE FROM ORCHARD
& FIELD CROPS. FILE NO. 88-20

MAP AMENDING
CHICO AREA LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>88-1</u>	<u>3-24-88</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>88-064</u>	<u>5-24-88</u>

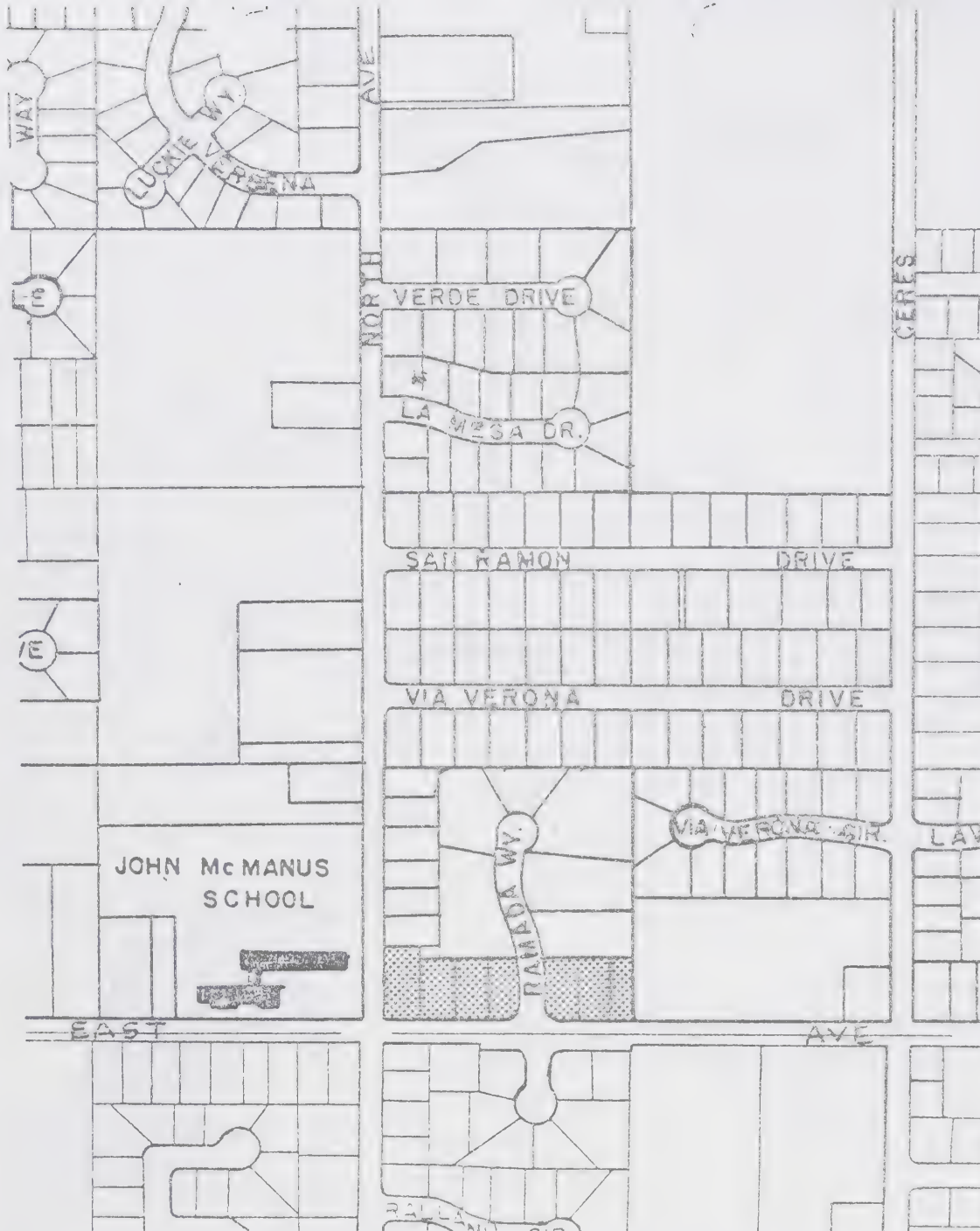


EXHIBIT A-3

FROM COMMERCIAL TO LOW DENSITY RESIDENTIAL FILE NO. 84-70

MAP AMENDING CHICO AREA LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	88-2	4/14/88
BUTTE COUNTY BOARD OF SUPERVISORS	88-064	5/24/88

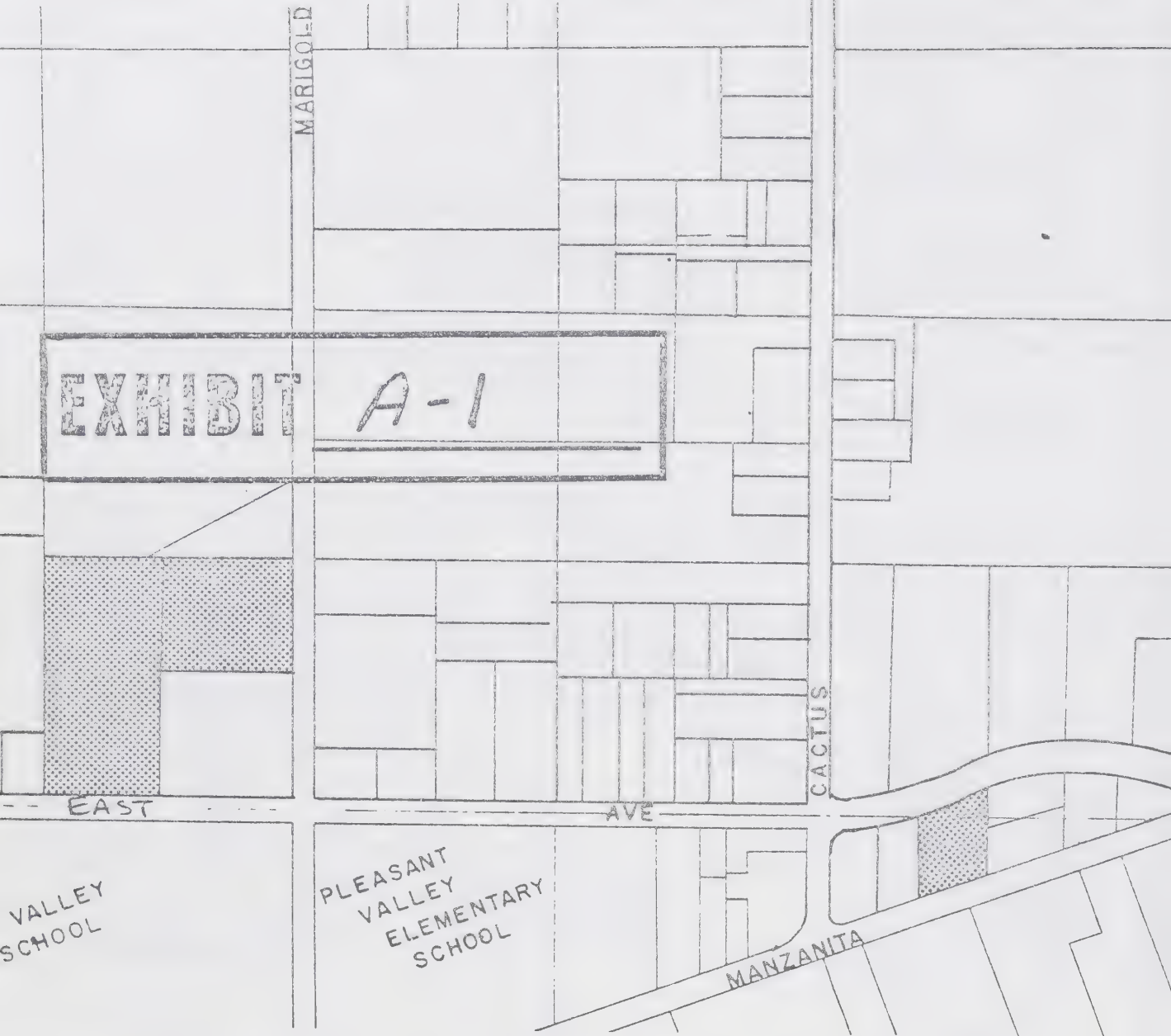


FROM LOW DENSITY RESIDENTIAL TO PUBLIC

FILE NO. 84-70C

MAP AMENDING CHICO AREA LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>88-2</u>	<u>4-14-88</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>88-064</u>	<u>5-24-88</u>



FROM LOW DENSITY RESIDENTIAL TO PUBLIC

FILE NO. 84-700

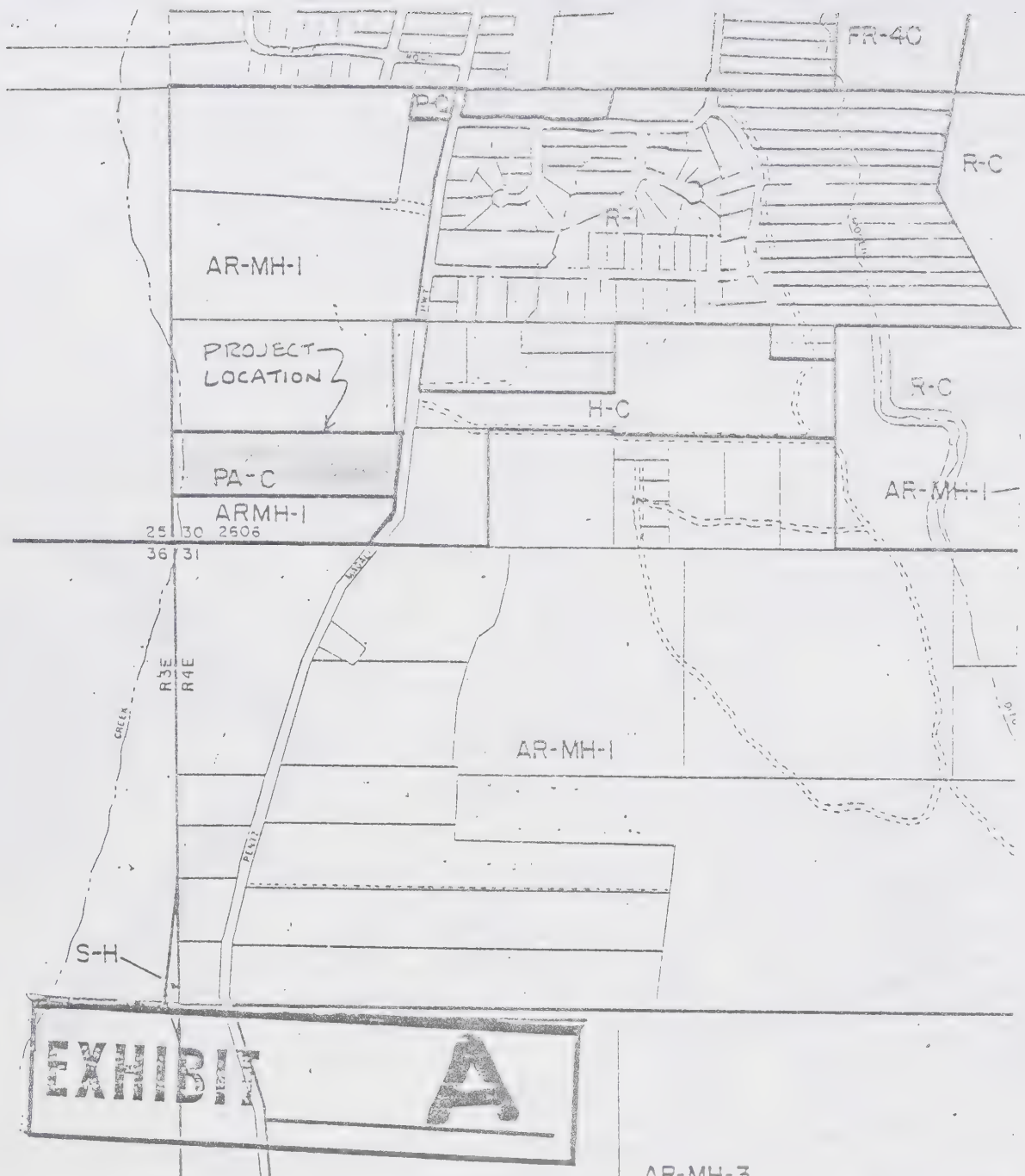
MAP AMENDING
CHICO AREA LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>88-2</u>	<u>4-14-88</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>88-064</u>	<u>5-24-88</u>



MAP AMENDING
GENERAL PLAN AMMENDMENT TO THE CIRCULATION ELEMENT

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	_____	_____
BUTTE COUNTY BOARD OF SUPERVISORS	88-184	11-22-88



AR-MH-3

8942 A.B

FILE No. 55-29-44 (PTN)

FROM COMMERCIAL TO LDR. & FROM PAC TO ARMH-1

FILE NO. 89-12A

MAP AMENDING PARADISE AREA LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>88-4</u>	<u>12-8-88</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>89-014</u>	<u>2-14-89</u>



FILE No. 89-11

FROM GRAZING & OPEN LAND TO AG. RES. FILE NO. 89-11

MAP AMENDING BUTTE COUNTY LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>89-5</u>	<u>12-8-88</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>89-014</u>	<u>2-14-89</u>

A-40

U

PROJECT
SITE

U

CITY
OF
GRIDLEY

R-3

A-40

EXHIBIT

A

89-46A
FILE NO. 24-22-31

FROM MEDIUM DENSITY RESIDENTIAL TO PUBLIC FILE NO. 89-46A

MAP AMENDING

GRIDLEY AREA LAND USE PLAN

Resolution

Date

BUTTE COUNTY PLANNING COMMISSION

89-6

8-24-89

BUTTE COUNTY BOARD OF SUPERVISORS

89-153

10-3-89



SR-1
2680

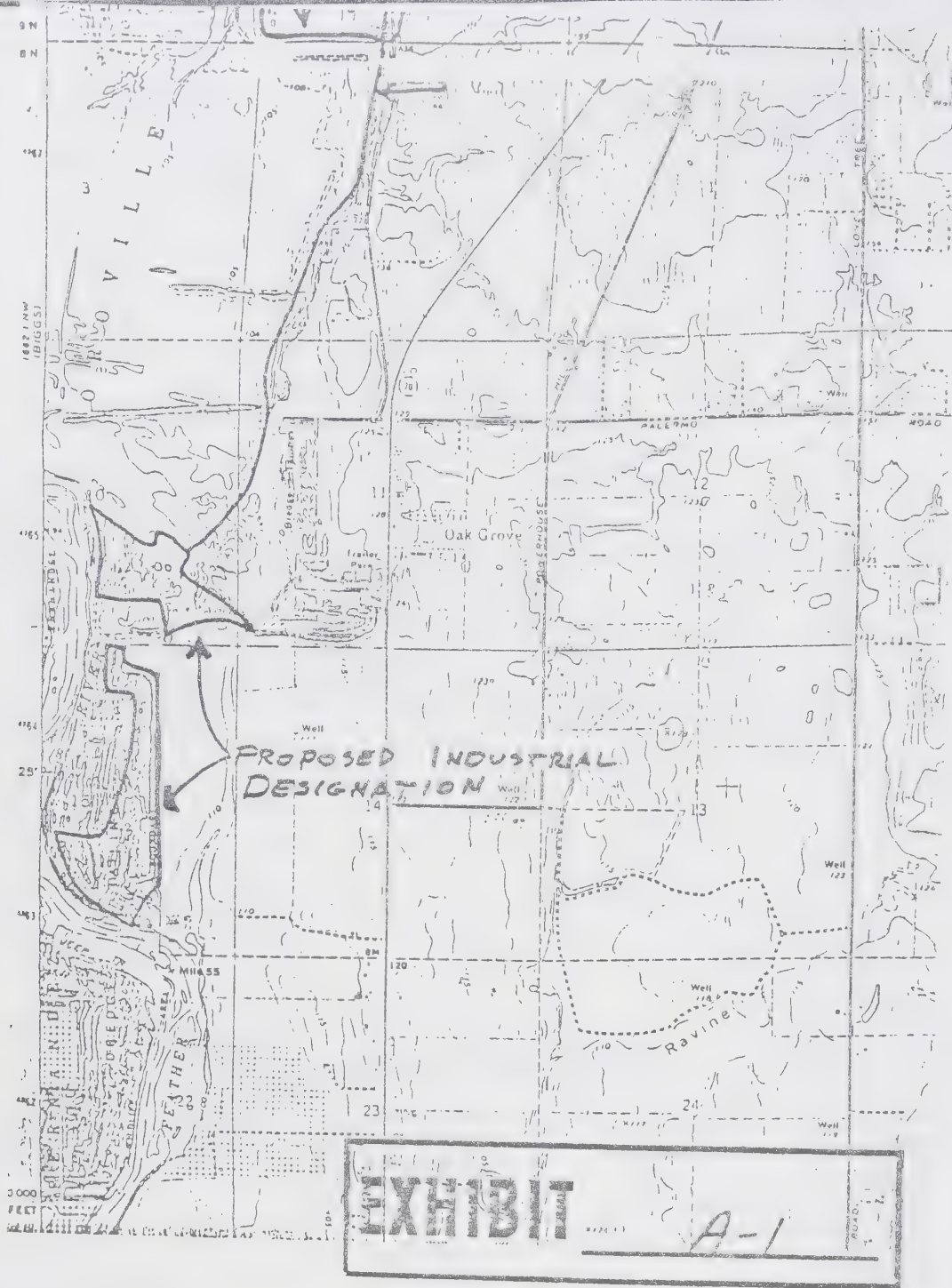
55

2412
2413C

C-C

FILE NO. 89-44

10-3-89



FILE No. 89-43A

FILE NO. 89-431

FROM ORCHARD & FIELD CROPS TO INDUSTRIAL

MAP AMENDING
BUTTE COUNTY LAND USE PLAN

BUTTE COUNTY PLANNING COMMISSION

Resolution

Date

89-7

11-9-89

BUTTE COUNTY BOARD OF SUPERVISORS

90-07

1-9-90

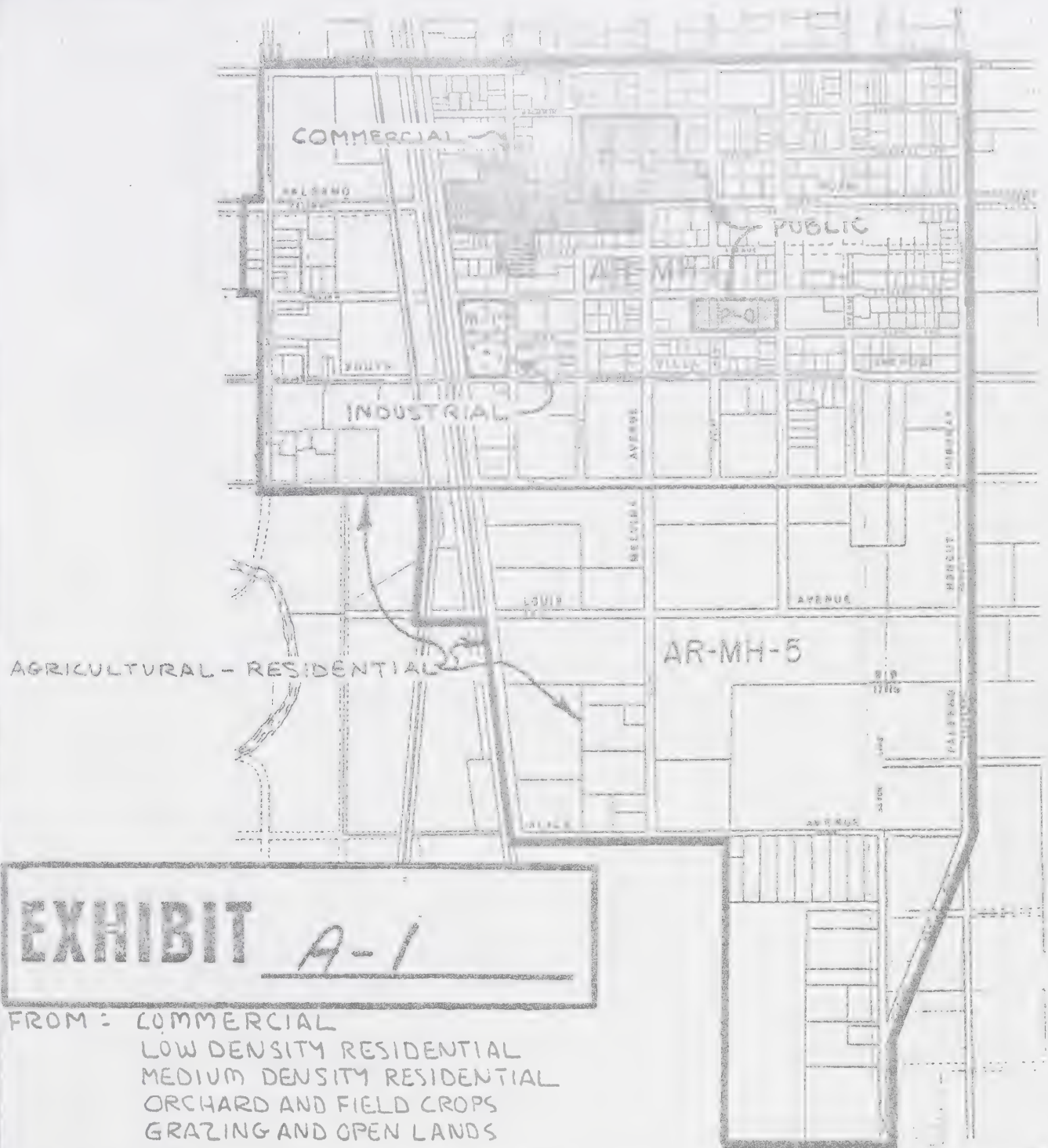


EXHIBIT A-1

FROM: COMMERCIAL
 LOW DENSITY RESIDENTIAL
 MEDIUM DENSITY RESIDENTIAL
 ORCHARD AND FIELD CROPS
 GRAZING AND OPEN LANDS

TO: COMMERCIAL, INDUSTRIAL, PUBLIC AND AG.-RESIDENTIAL FILE NO. 87-28

MAP AMENDING PALERMO AREA LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>89-8</u>	<u>1-25-90</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>90-104</u>	<u>6-26-90</u>

AGRICULTURAL-RESIDENTIAL

EXHIBIT A-2



FROM: COMMERCIAL, LOW DENSITY RESIDENTIAL AND ORCHARD FIELD CROPS
TO: COMMERCIAL, PUBLIC AND AG-RESIDENTIAL

FILE NO. 87-28C

MAP AMENDING
HONCUT AREA LAND USE PLAN

	Resolution	Date
BUTTE COUNTY PLANNING COMMISSION	<u>89-8</u>	<u>1-25-90</u>
BUTTE COUNTY BOARD OF SUPERVISORS	<u>90-104</u>	<u>6-26-90</u>

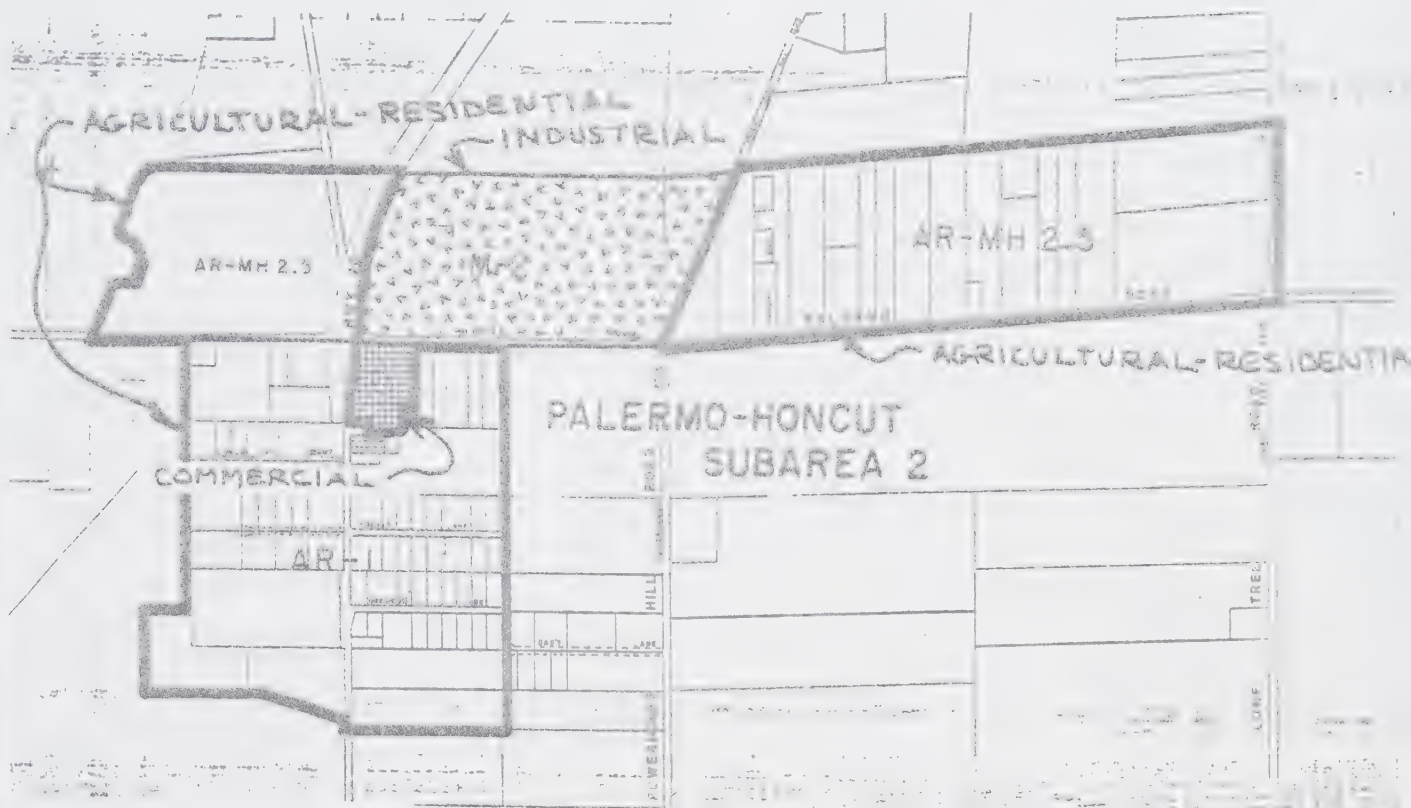


EXHIBIT A-3

FROM: COMMERCIAL, AG.-RESIDENTIAL AND ORCHARD & FIELD CROPS

TO: COMMERCIAL, INDUSTRIAL, AG.-RESIDENTIAL

FILE NO. 87-286

MAP AMENDING BUTTE COUNTY GENERAL PLAN LAND USE MAP

Resolution

Date

BUTTE COUNTY PLANNING COMMISSION

89-8

1-25-90

BUTTE COUNTY BOARD OF SUPERVISORS

90-104

6-26-90



NO SCALE

EXHIBIT

A-5

URBAN RESERVE
(SOUTH PARADISE)

BUTTE COUNTY GENERAL PLAN LAND USE MAP

FILE NO. 89-36

MAP AMENDING
PARADISE AREA LAND USE PLAN

BUTTE COUNTY PLANNING COMMISSION

Resolution

90-1

Date

2-2-90

BUTTE COUNTY BOARD OF SUPERVISORS

90-104

6-26-90

AMENDMENTS			
PLANNING COMMISSION		BOARD OF SUPERVISORS	
RESOLUTION	DATE	RESOLUTION	DATE
		39-174	11-22-88

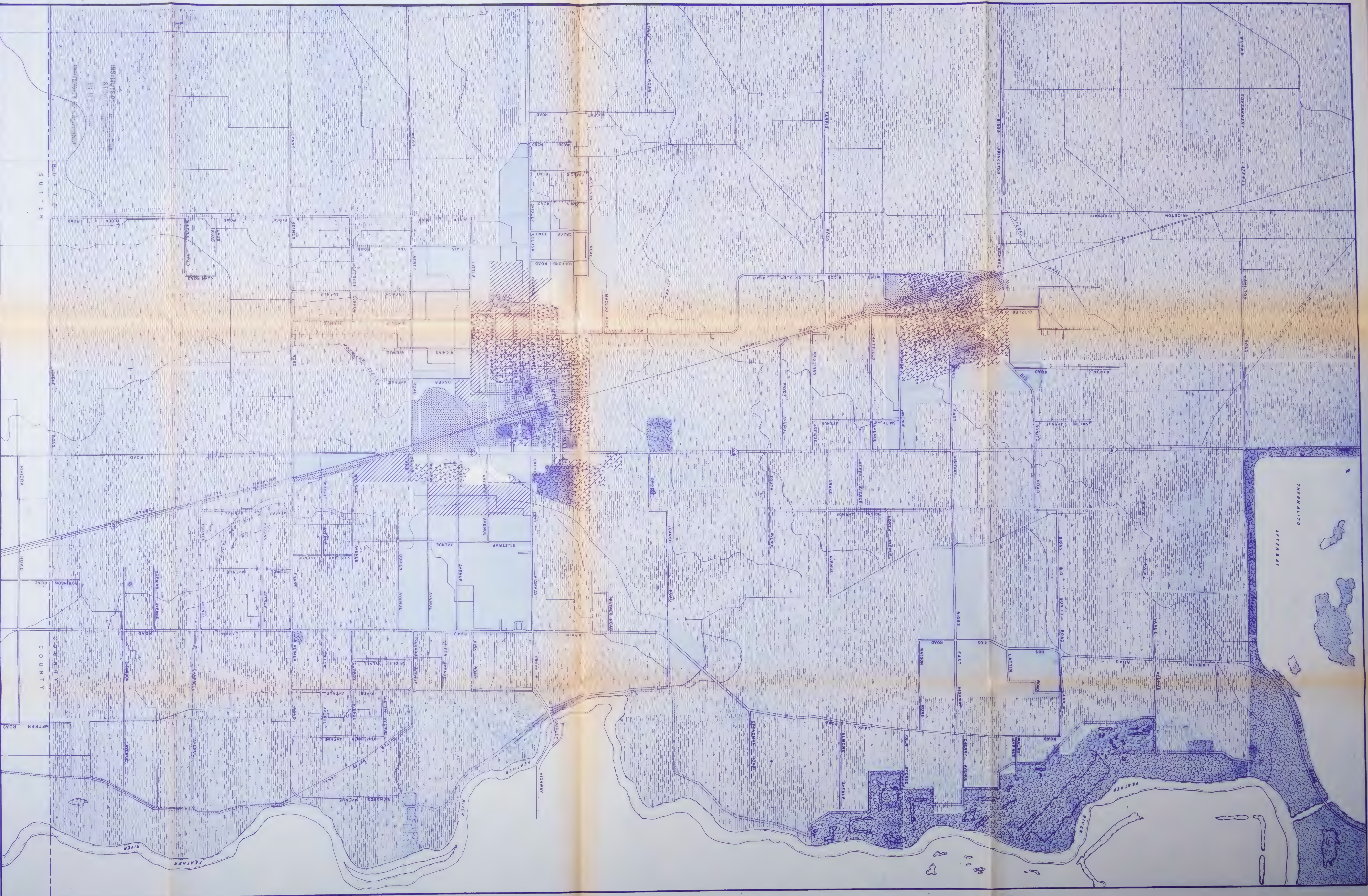


CHICO URBAN AREA
MAJOR STREET AND HIGHWAY NETWORK
TO YEAR 2000


FIGURE C


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR
- GREENLINE


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STUDIES LIBRARY
FILE # 17 1993
UNIVERSITY OF CALIFORNIA

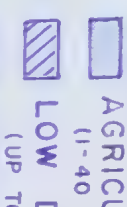


BUTTE COUNTY GENERAL PLAN
GRIDLEY - BIGGS
LAND USE PLAN MAP


N


SCALE
1" = 2000'


ORCHARD & FIELD CROPS
(8 ACRE MINIMUM PARCEL SIZE)
GRAZING & OPEN LAND
(40 ACRE MINIMUM PARCEL SIZE)
TIMBER MOUNTAIN
(40 ACRE MINIMUM PARCEL SIZE)








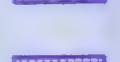
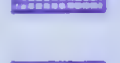

AGRICULTURAL RESIDENTIAL
(1-40 ACRES PER D/U)
LOW DENSITY RESIDENTIAL
(UP TO 4 D/U PER GROSS ACRE)
MEDIUM DENSITY RESIDENTIAL
(UP TO 8 D/U PER GROSS ACRE)
HIGH DENSITY RESIDENTIAL
(UP TO 12 D/U PER GROSS ACRE)
COMMERCIAL
PUBLIC

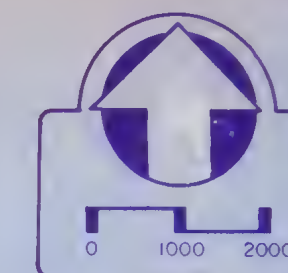
AMENDMENTS			
PLANNING COMMISSION		BOARD OF SUPERVISORS	
RESOLUTION	DATE	RESOLUTION	DATE
		91-114	9-24-91

ADOPTED BY THE BUTTE COUNTY PLANNING COMMISSION
OCTOBER 29, 1980 RESOLUTION 80-8

ADOPTED BY THE BUTTE COUNTY BOARD OF SUPERVISORS
APRIL 21, 1981 RESOLUTION 81-81

LEGEND

-  AGRICULTURAL RESIDENTIAL
(1-40 ACRES PER D/U)
-  LOW DENSITY RESIDENTIAL
(1 to 6 D/U PER GROSS ACRE)
-  MEDIUM DENSITY RESIDENTIAL
(7 to 13 D/U PER GROSS ACRE)
-  HIGH DENSITY RESIDENTIAL
(14 to 20 D/U PER GROSS ACRE)
-  GRAZING AND OPEN LAND
(40 ACRE MINIMUM PARCEL SIZE)
-  COMMERCIAL
-  INDUSTRIAL
-  PUBLIC
(FACILITIES)
-  PUBLIC
(RESOURCE AREAS & OPEN SPACE)



SEE GRIDLEY-BIGGS GENERAL PLAN

AMENDMENTS

PLANNING COMMISSION		BOARD OF SUPERVISORS	
RESOLUTION	DATE	RESOLUTION	DATE
85-10	23 AUG 85	85-191	19 NOV 85
85-11	17 OCT 85	85-191	19 NOV 85

INSTITUTE OF ENVIRONMENTAL
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FEB 17 1993
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BUTTE COUNTY GENERAL PLAN

OROVILLE AREA LAND USE PLAN

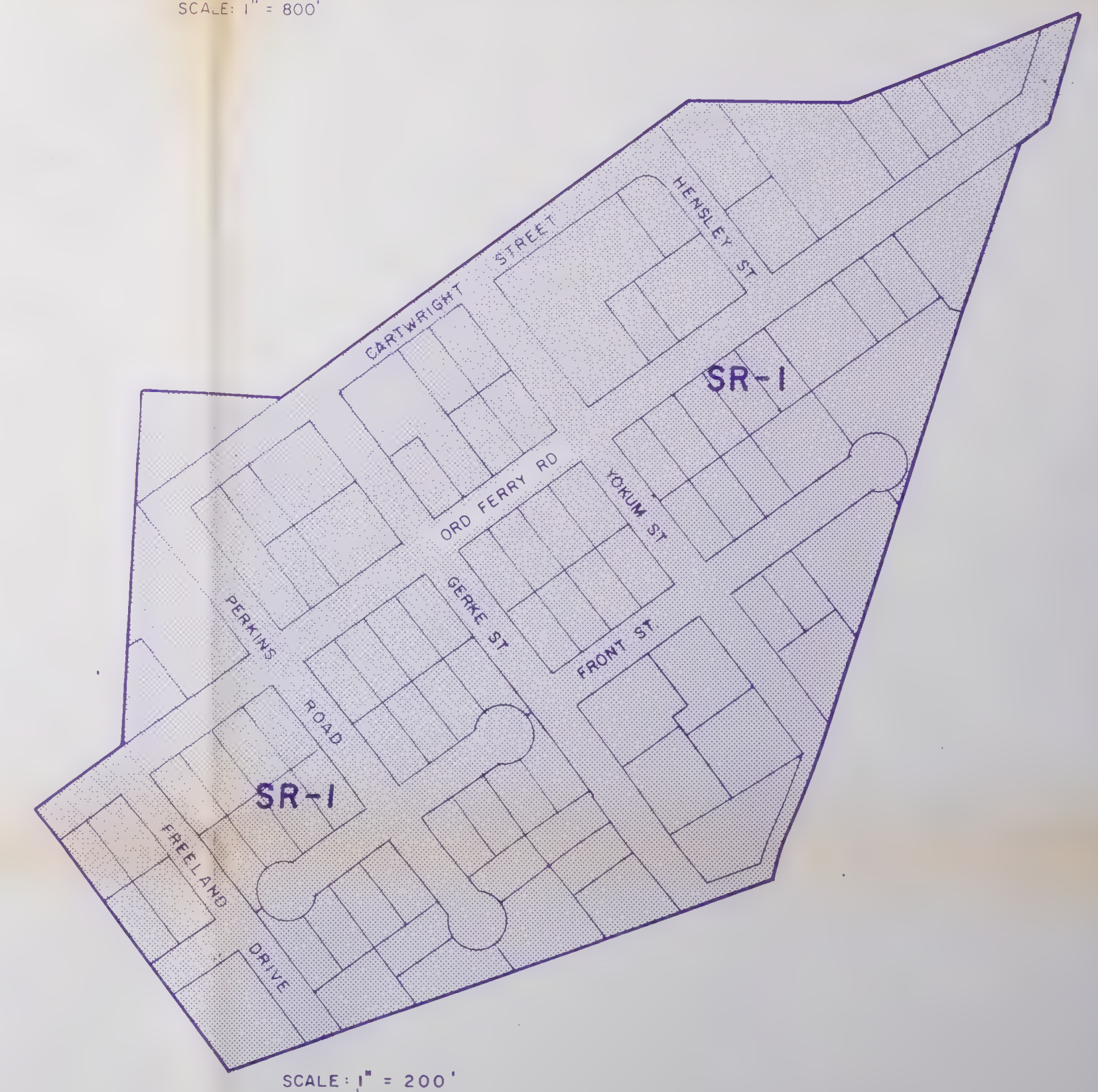
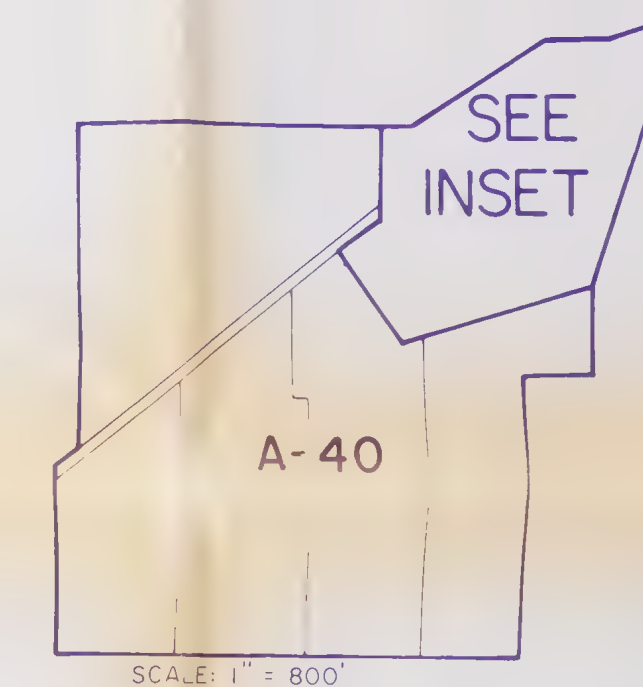
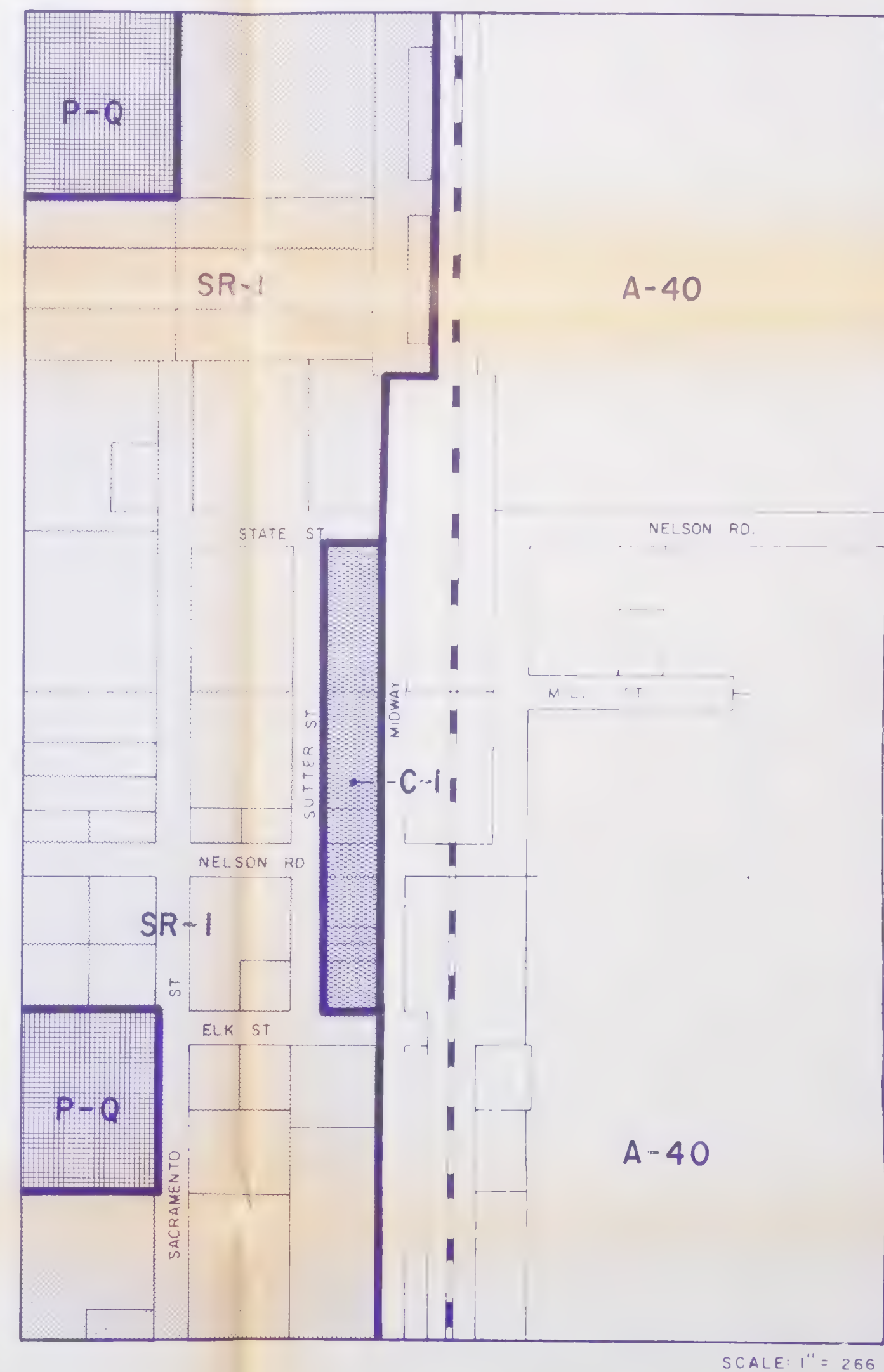
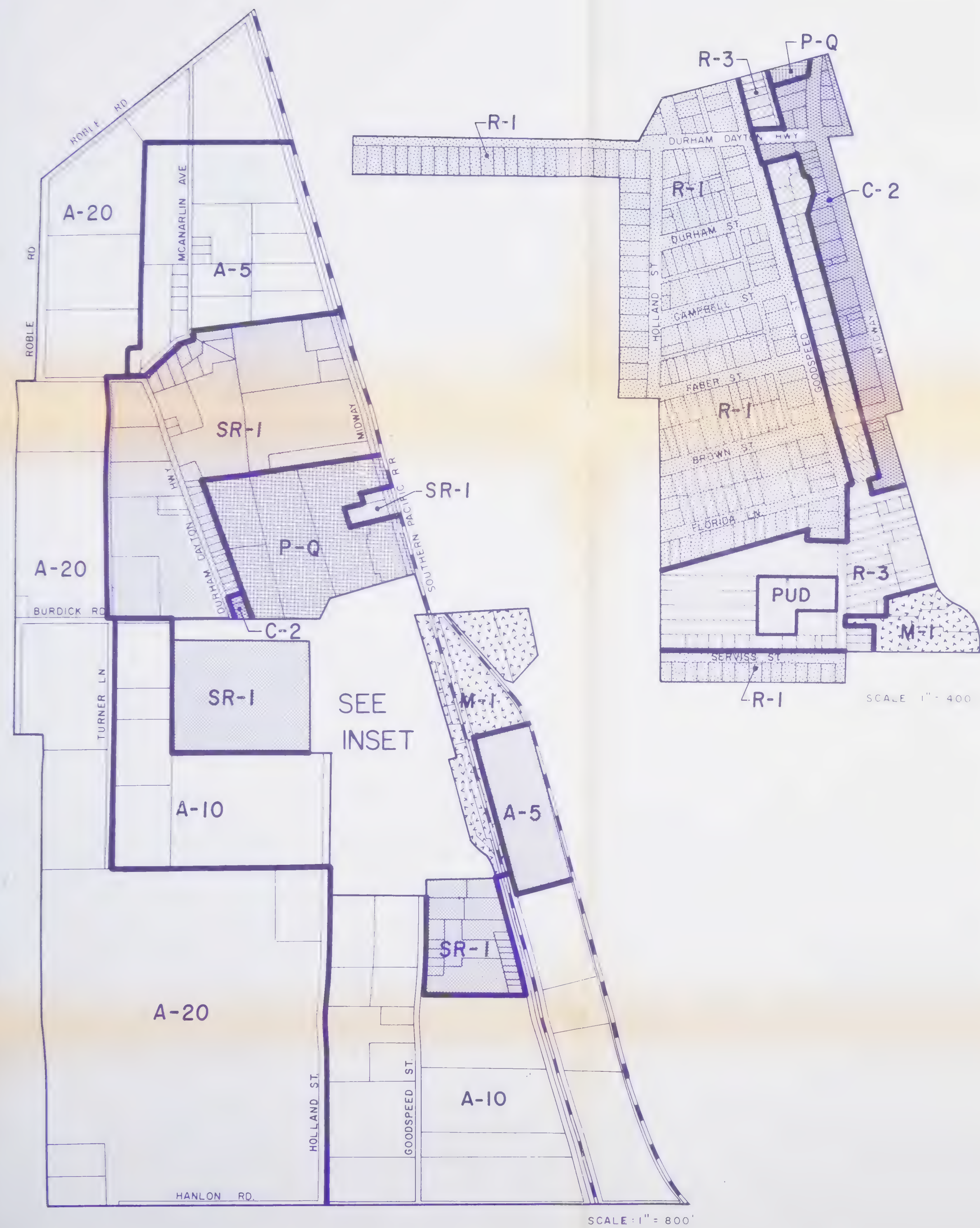
THE BUTTE COUNTY PLANNING DEPARTMENT

APPROVED BY THE BUTTE COUNTY PLANNING COMMISSION

ADOPTED BY THE BUTTE COUNTY BOARD OF SUPERVISORS

Revisions:

8-15-83 R.O.R.	
11-14-83 R.O.R.	



DURHAM



NELSON



DAYTON

DURHAM · DAYTON · NELSON

PLANNING AREA BUTTE COUNTY, CA

LEGEND

- ORCHARD & FIELD CROPS
- GRAZING & OPEN LANDS
- AGRICULTURAL RESIDENTIAL
- LOW DENSITY RESIDENTIAL

- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC

ALTERNATIVE
NUMBER
SIX "A"



LEGEND

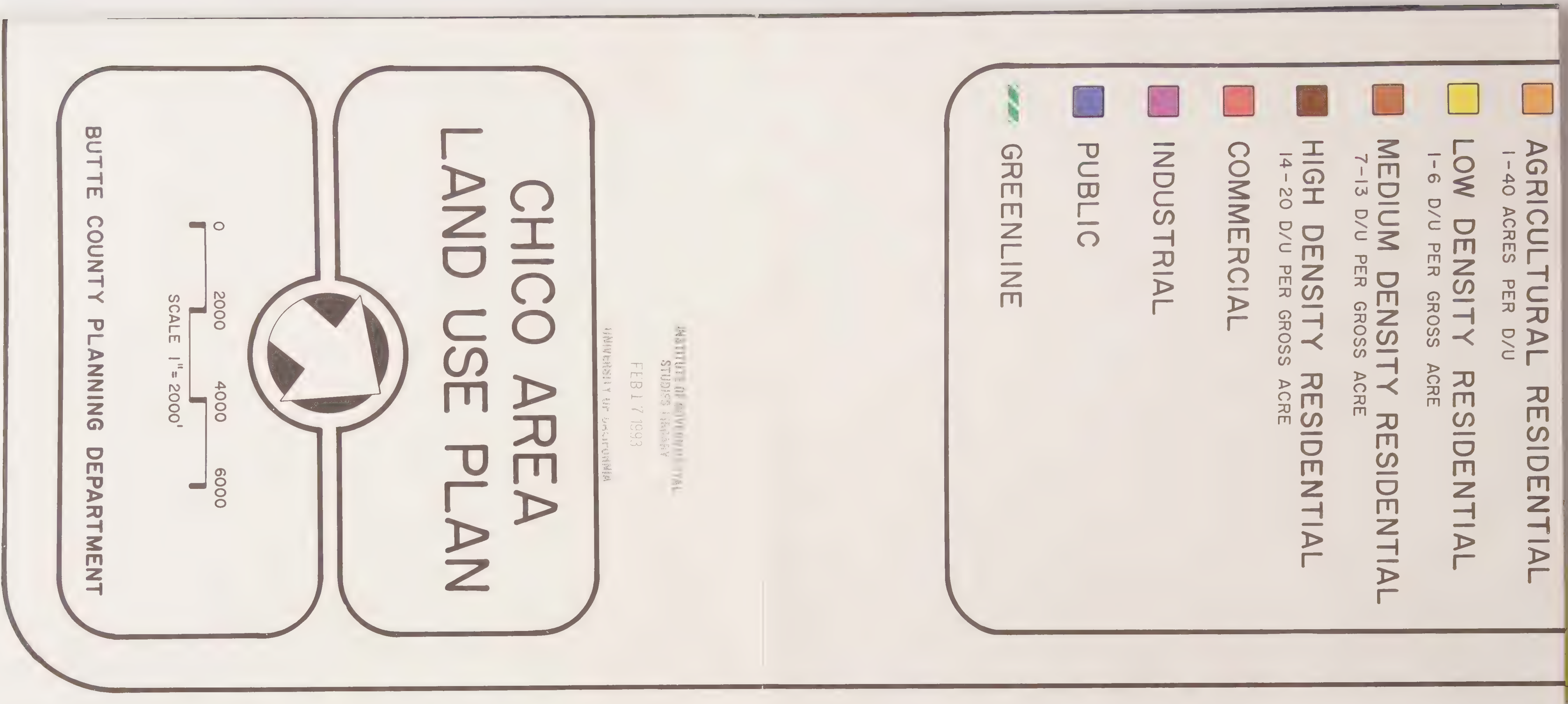
- O ORCHARD & FIELD CROPS
- G GRAZING & OPEN LAND
- A AGRICUTURAL RESIDENTIAL
- C COMMERCIAL
- I INDUSTRIAL
- P PUBLIC

PALERMO-HONCUT AREA

LAND USE MAP



0 2000 5000
SCALE IN FEET
BUTTE COUNTY PLANNING DEPARTMENT



Oversized Map or Foldout not scanned.

Item may be viewed at the
Institute of Governmental Studies Library, UC Berkeley.

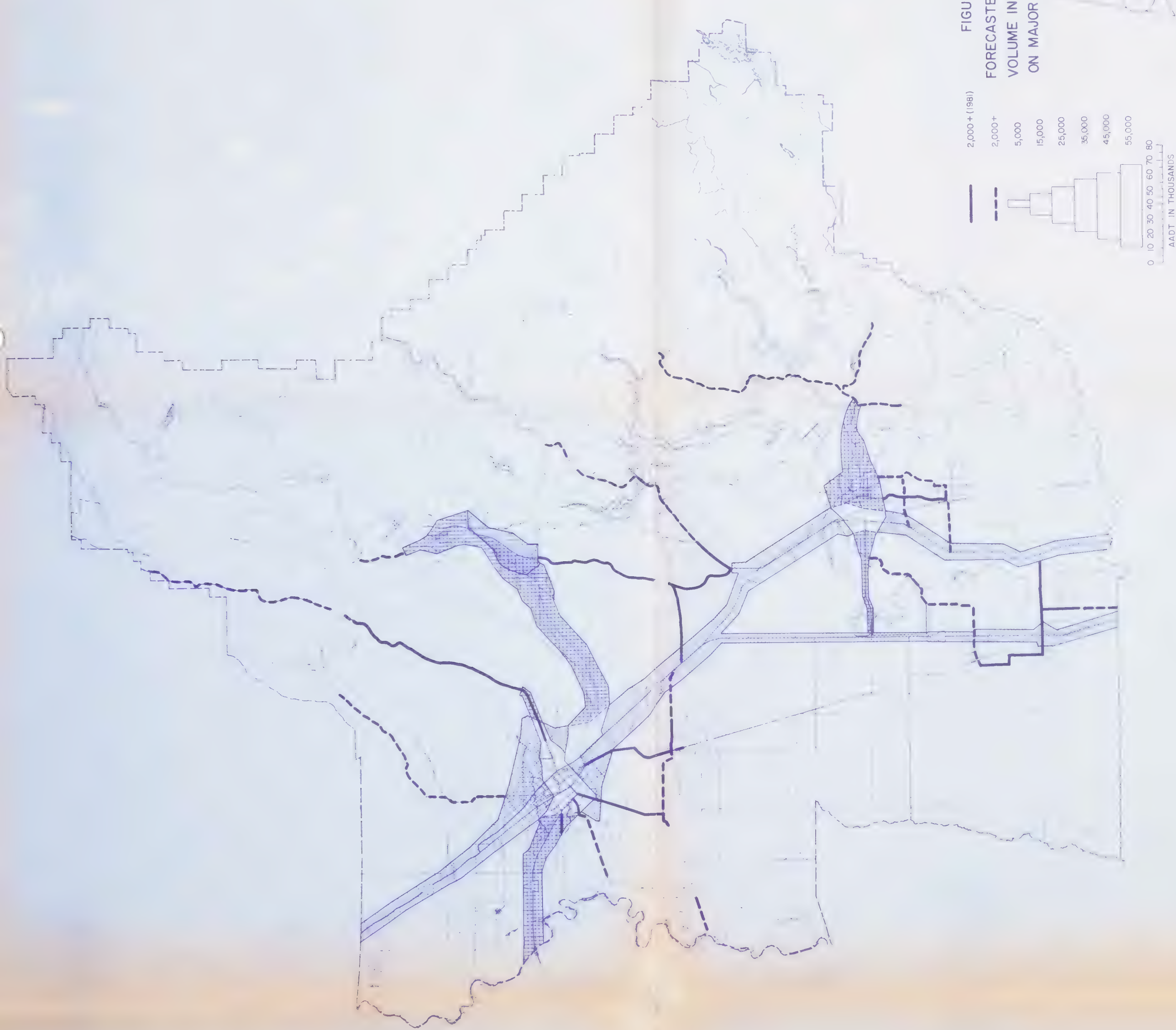


FIGURE 11
FORECASTED TRAFFIC
VOLUME IN YEAR 2000
ON MAJOR HIGHWAYS

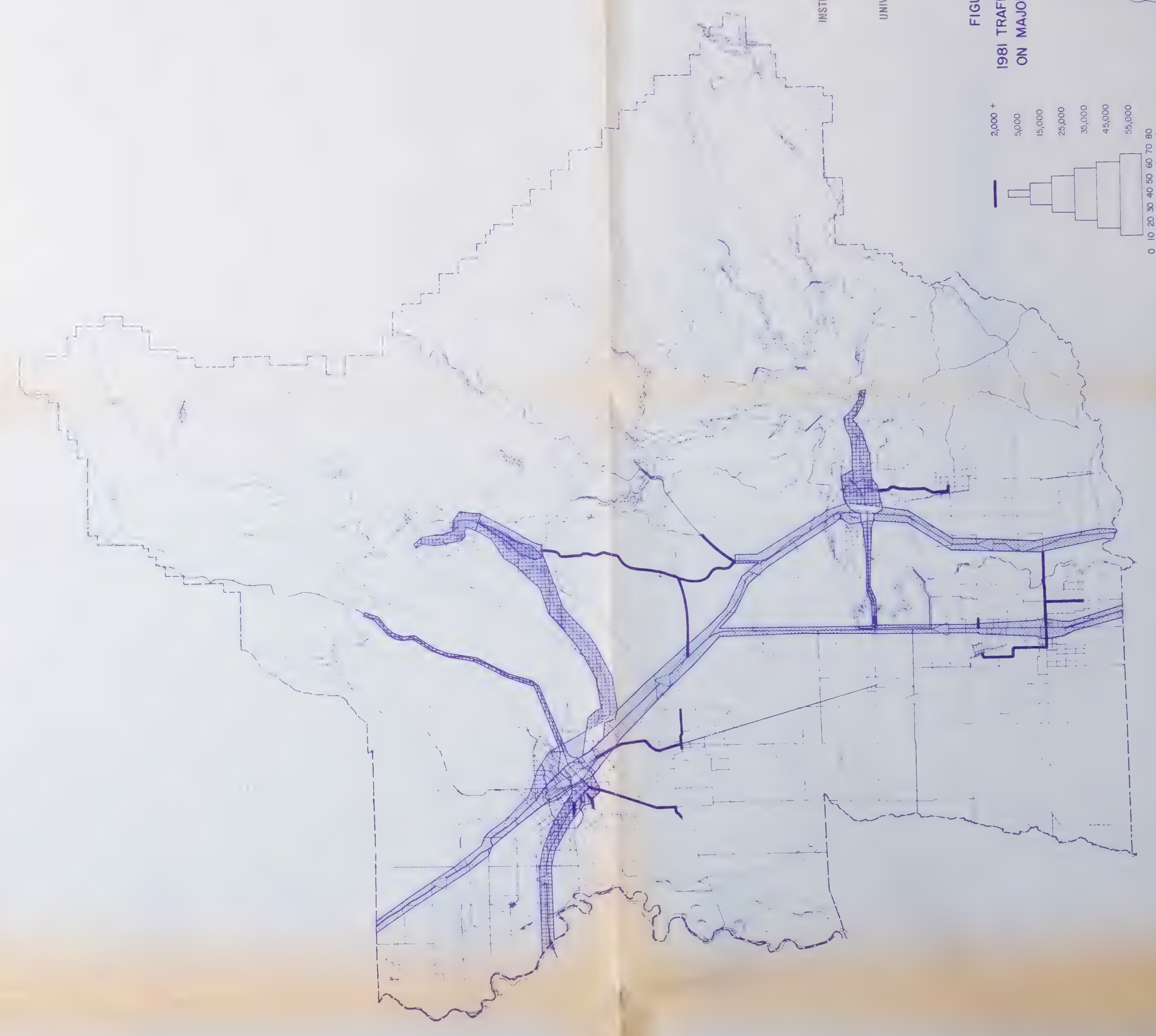
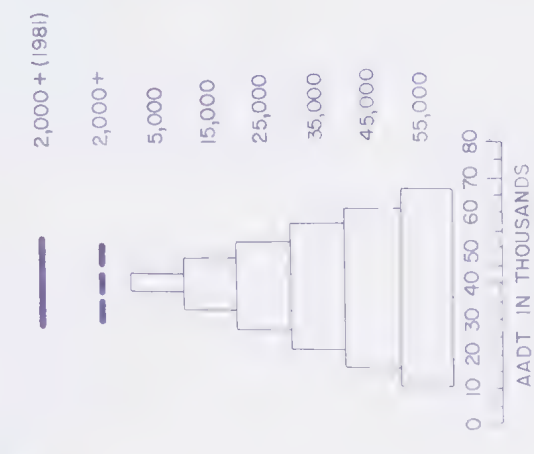
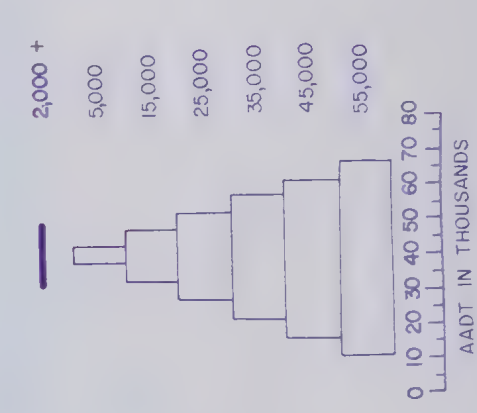
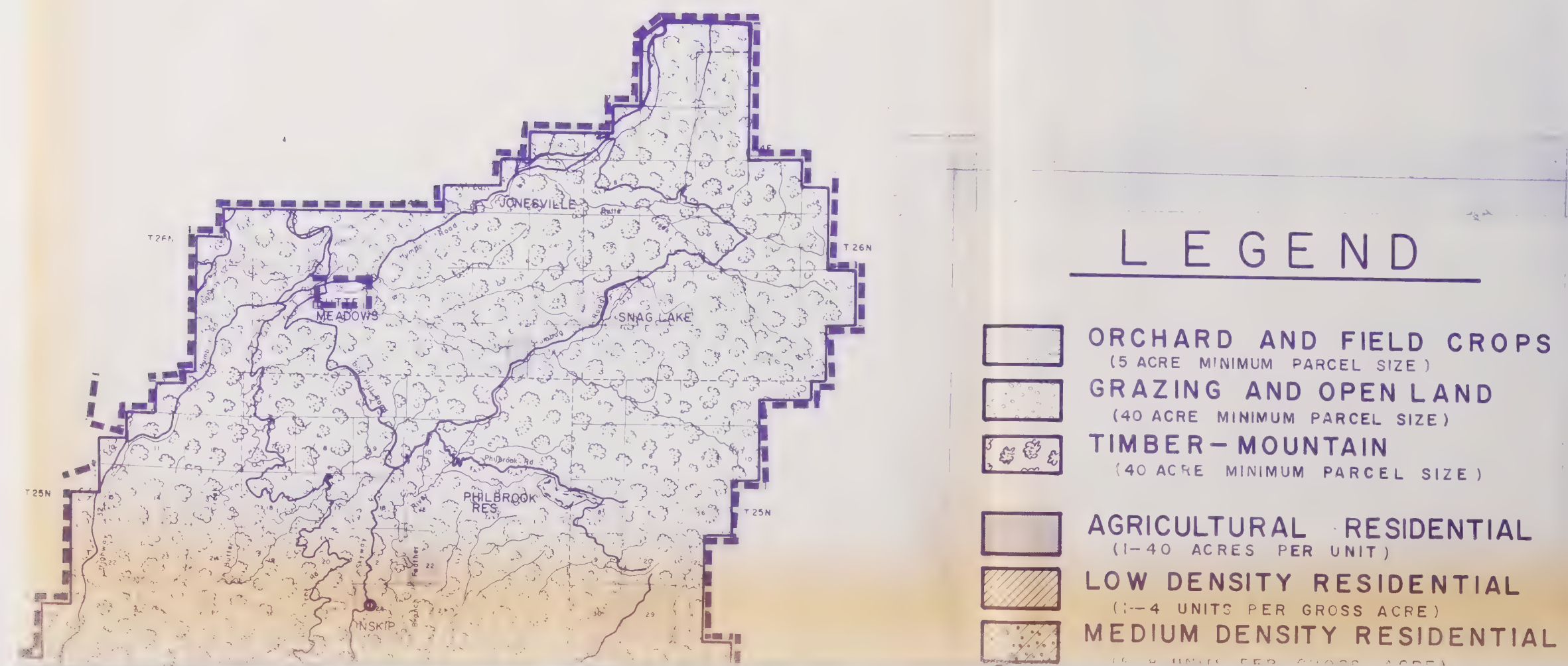


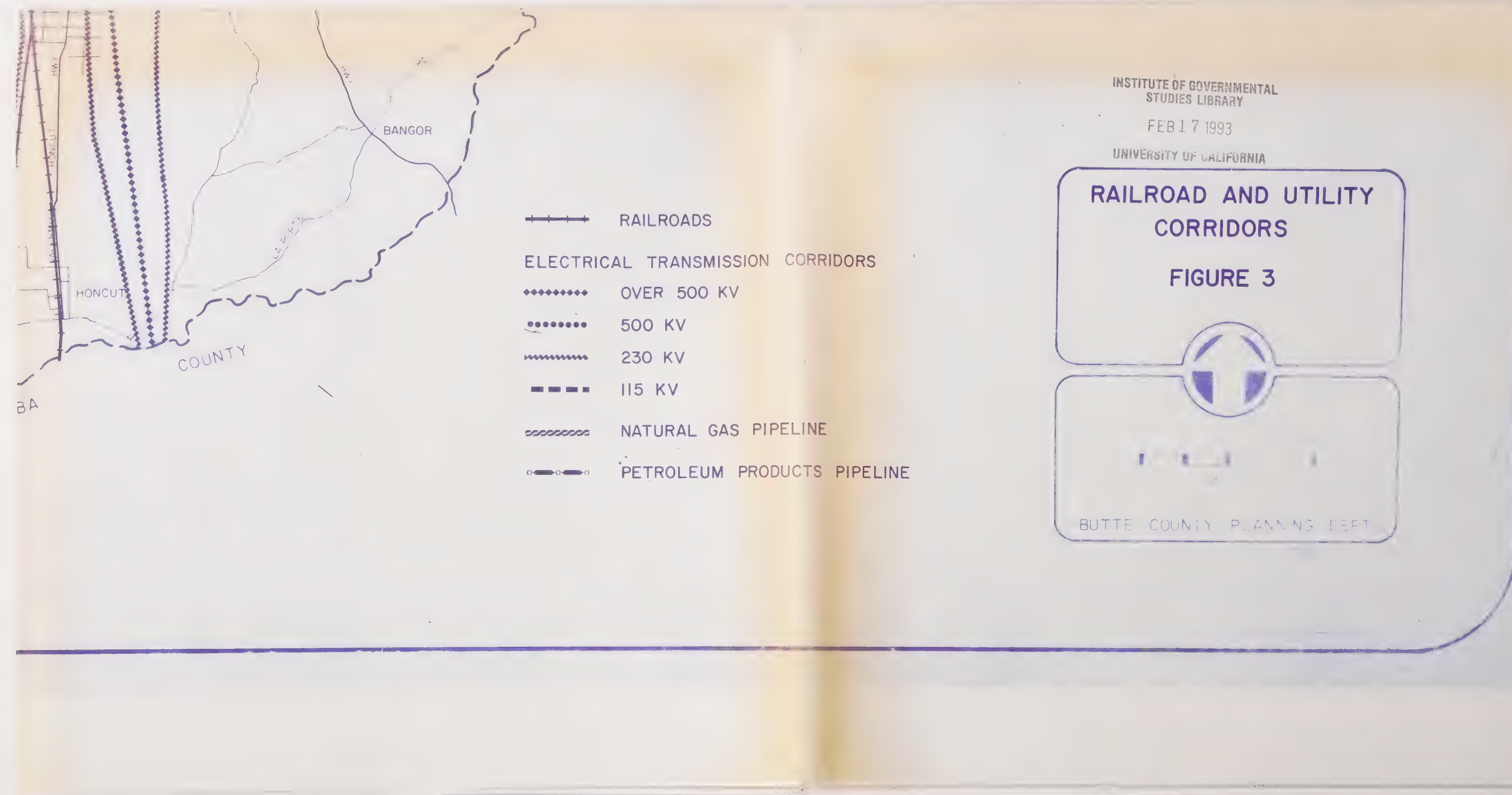
FIGURE 9
1981 TRAFFIC VOLUME
ON MAJOR HIGHWAYS





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Institute of Governmental Studies Library, UC Berkeley.



Oversized Map or Foldout not scanned.

Item may be viewed at the
Institute of Governmental Studies Library, UC Berkeley.



FIGURE 10
1981 HIGHWAY CAPACITY
ON MAJOR HIGHWAYS

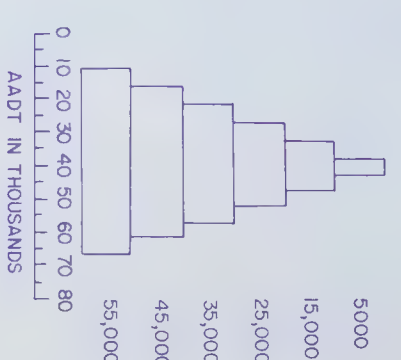
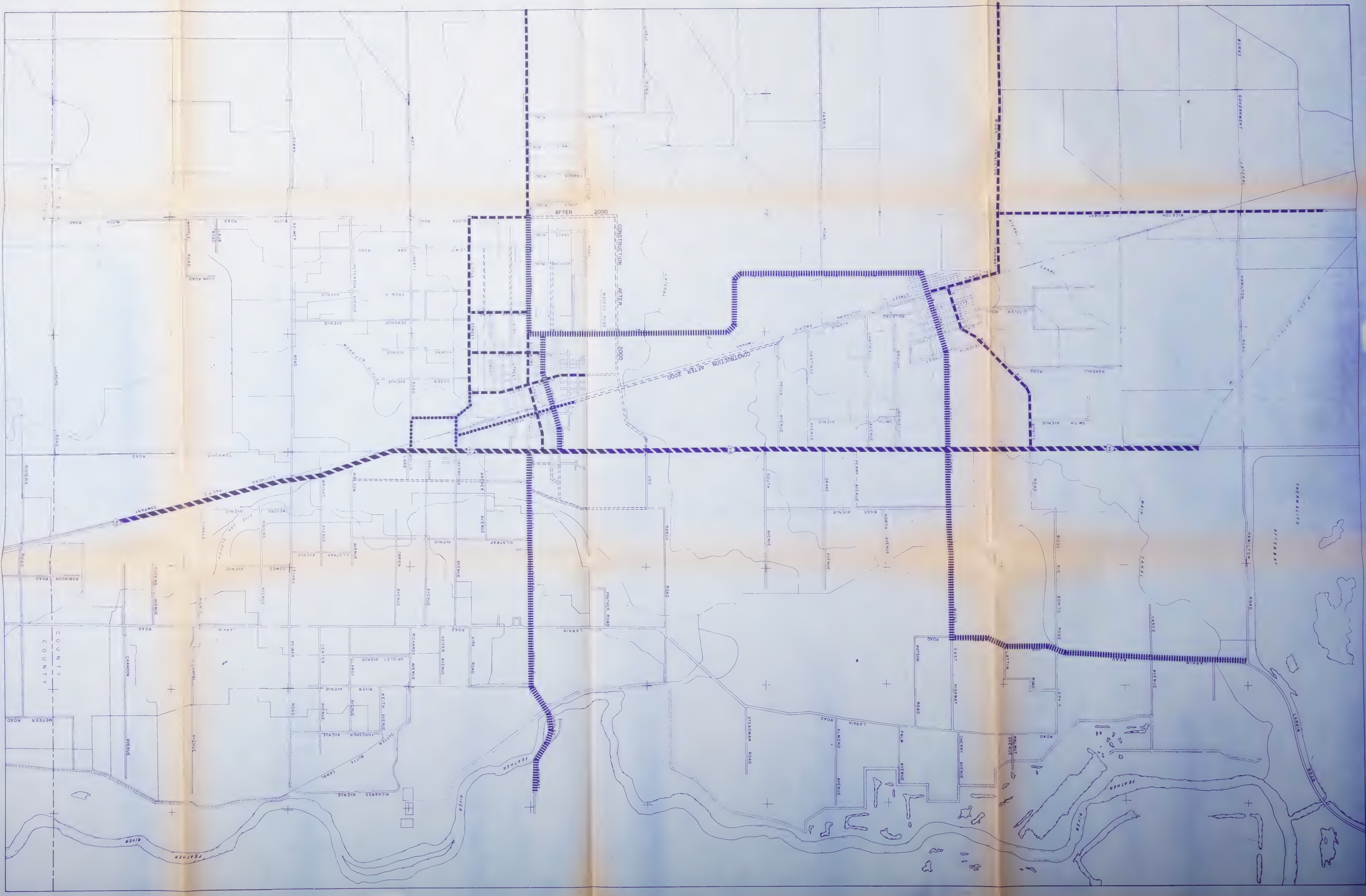


FIGURE 2
FEDERAL AID TO
SECONDARY ROAD SYSTEM

--- DESIGNATED
FAS ROUTE



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GRIDLEY-BIGGS URBAN AREA
MAJOR STREET AND HIGHWAY NETWORK
TO YEAR 2000

FIGURE F

- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

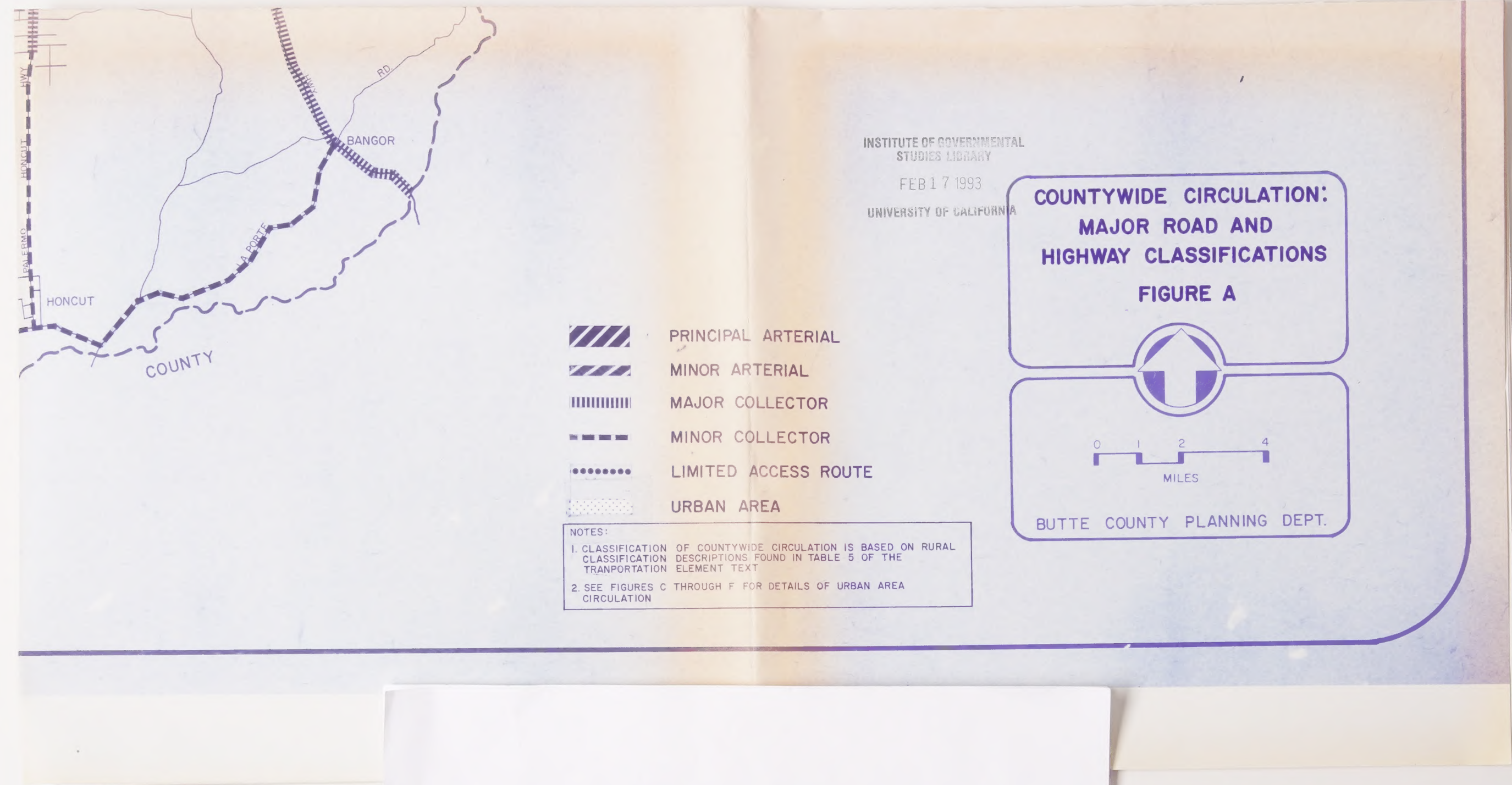


PARADISE URBAN AREA
MAJOR STREET AND HIGHWAY NETWORK
TO YEAR 2000

- FIGURE E
- PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - COLLECTOR
 - PROPOSED COLLECTOR



INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY
FEB 17 1993
UNIVERSITY OF OKLAHOMA



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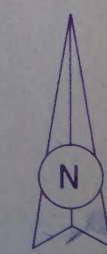
Item may be viewed at the
Institute of Governmental Studies Library, UC Berkeley.



OROVILLE URBAN AREA
MAJOR STREET AND HIGHWAY NETWORK
TO YEAR 2000

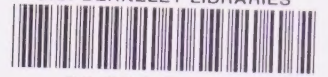
FIGURE D

- ▬ PRINCIPAL ARTERIAL
- - - MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR



1" = 2000'

U.C. BERKELEY LIBRARIES



C101694166

